

Surplus Declaration of Tynedale House Promoting Independence Centre, Holburn Lane, Ryton

Policy Context

1. The proposed surplus declaration supports the overall vision for Gateshead as set out in Vision 2030 and Making Gateshead a Place Where Everyone Thrives.
2. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of the estate through the disposal of an uneconomic asset.

Background

3. The property, known as Tynedale House Promoting Independence Centre (Tynedale PIC), which is shown edged black on the attached plan is currently held by the Council for the benefit, improvement and development of the borough pursuant to section 120 of the Local Government Act 1972.
4. At its meeting on 12th July 2016 Cabinet approved the closure of Tynedale PIC as the first phase of the review of support for people living independently (Minute No C33). The property is, therefore, no longer required by the Council for this purpose and is surplus to its requirements.
5. Alternative uses by the Council have been considered but nothing suitable could be identified. The property has however been identified as suitable for redevelopment and future proposals for the property will be the subject of a further report.

Proposal

6. It is proposed that the property be declared surplus to the Council's requirements.

Consultation

7. In preparing this report consultations have taken place with the Leader, Deputy Leader and Ward Councillors for Ryton, Crookhill & Stella who have raised no objections to the proposal.

Alternative Options

8. The option of retaining the property has been discounted as there is no further requirement for service delivery.

Implications of Recommended Option

9. **Resources:**

- a) **Financial Implications** - The Strategic Director, Corporate Resources confirms that any revenue savings will be taken into account.

- b) **Human Resources Implications** - There are no implications arising from this recommendation.
 - c) **Property Implications** – As the property is no longer required for operational purposes, declaring it surplus will ultimately result in a reduction in the Council's property and a subsequent reduction in utility and other property costs.
10. **Risk Management Implication** – There are no implications arising from this report.
 11. **Equality and Diversity** - There are no implications arising from this recommendation.
 12. **Crime and Disorder Implications** – There are no implications arising from this report.
 13. **Health Implications** - There are no implications arising from this recommendation.
 14. **Sustainability Implications** – There are no implications arising from this report.
 15. **Human Rights Implications** - There are no implications arising from this recommendation.
 16. **Area and Ward Implications** – West and Ryton Crookhill & Stella
 17. **Background Information** – Minute No C33 (2016)