

TITLE OF REPORT: Surplus Declarations

REPORT OF: Colin Huntington, Strategic Director, Housing, Environment and Healthy Communities

Purpose of the Report

1. To seek approval to the properties listed below being declared surplus to the Council's requirements and the future proposals for the properties after being declared surplus.
 - Former Pavilion and Public Convenience, Cheshire Avenue, Barley Mow
 - Garages at East Lea, Winlaton
 - Pavilions and Bowling Green, Chase Park, Whickham

Background

2. The properties, which are shown edged black on the plans provided, are no longer required by the Council for service delivery for the reasons set out in the Appendices.

Proposal

3. It is proposed that the properties be declared surplus to the Council's requirement and thereafter dealt with in accordance with the proposals set out in the attached Appendices 1 - 3.
4. To progress demolition of the properties in Appendices 1 and 2, it is also proposed that the Strategic Director, Housing, Environment and Healthy Communities be authorised to obtain tenders for the demolition of the buildings.

Recommendations

5. Cabinet is asked to approve the recommendations set out in Appendices 1-3 of this report.

For the following reasons:

- (i) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.
 - (ii) To realise savings identified through rationalisation of the bowling green portfolio.
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CONTACT: Zoe Sharratt Extension: 3503

Former Pavilion and Public Convenience, Cheshire Avenue, Barley Mow, DH3 2DE

Policy Context

1. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. In particular, investing in our economy to provide sustainable opportunities for employment, innovation and growth
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 Council's estate to reduce costs.

Background

3. The former pavilion and public convenience, shown edged black on the attached plan, lie immediately adjacent to the older persons accommodation in Cheshire Avenue, and the land is held for housing purposes.
4. The buildings have been unused for a number of years and are in poor condition. No suitable occupants have been identified who could bring the facilities back into use, and complaints are now being received on a regular basis regarding Anti-Social Behaviour associated with the properties.
5. Demolition of the buildings is therefore considered the most appropriate course of action. As part of the demolition works, some redundant steps and an adjacent footpath will also be removed and the gulley to the former bowling green will be filled in to reduce the risk of trips and falls. The whole area will be suitably regraded and grassed incorporating it into the open space available for the benefit of residents of the older persons accommodation. The estimated cost is £18,390.

Proposal

6. It is proposed that the property shown edged black on the attached plan be declared surplus to the Council's requirement, demolished and the land incorporated into the adjacent open space.
7. To progress demolition of the properties this financial year, it is also proposed that the Strategic Director, Housing, Environment and Healthy Communities be authorised to obtain tenders for the demolition of the buildings.

Recommendations

8. It is recommended that Cabinet: -
 - (i) Declare the property surplus to the Council's requirements.
 - (ii) Authorise the Strategic Director, Housing, Environment and Healthy Communities to obtain tenders for demolition.

For the following reasons:

- (i) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.
- (ii) To realise savings identified through rationalisation of the bowling green portfolio.

Consultation

9. In preparing this report consultations have taken place with the Leader and Deputy Leader. The ward councillors for Birtley have also been consulted.

Alternative Options

10. The option of retaining the former pavilion and public convenience has been discounted as the Council has no further requirement for the accommodation and it would lead to increased costs and further complaints being received.

Implications of Recommended Option

11. Resources:

a) **Financial Implications** - The Strategic Director, Resources and Digital confirms that the cost of demolition will be met from the Housing Revenue Capital programme.

b) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.

c) **Property Implications** - The future demolition of this property will result in a reduction in the Council's overall property portfolio thus reducing operational costs.

12. **Risk Management Implication** - The future demolition of this property will remove opportunities for vandalism to a vulnerable property.

13. **Equality and Diversity** - There are no implications arising from this recommendation.

14. **Crime and Disorder Implications** - The future demolition of this property will remove opportunities for crime and disorder, especially vandalism and theft.

15. **Health Implications** - There are no implications arising from this recommendation.

16. **Climate Change and Sustainability Implications** - The future demolition of this property will reduce the level of the Council's operational costs, such as repairs and maintenance which will subsequently result in a reduction in the Council's carbon footprint.

17. **Human Rights Implications** - There are no implications arising from this recommendation.

- 18. **Ward Implications – Birtley.**
- 19. **Background Information – None**

Garages at East Lea, Winlaton, Blaydon NE21 6NT

Policy Context

1. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. In particular, investing in our economy to provide sustainable opportunities for employment, innovation and growth
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 Council's estate to reduce costs.

Background

3. On a recent inspection to review the condition of some retaining walls and steps, close to the East Lea Sheltered housing scheme, it was found that the garages at East Lea, Winlaton shown edged black on the attached plan were identified as being beyond repair.
4. Three of the four garages are currently vacant and the garages and surrounding land at held for housing purposes. Demolition and incorporation of the area into the adjacent parking area is therefore considered the most appropriate course of action.
5. The cost of demolition is estimated to be £10,310 and the surface of the site will be left suitable for residents' car parking.

Proposal

6. It is proposed that the property shown edged black on the attached plan be declared surplus to the Council's requirement, demolished and the land left suitable for residents' car parking.
7. To progress demolition of the property this financial year, it is also proposed that the Strategic Director, Housing, Environment and Healthy Communities be authorised to obtain tenders for the demolition of the garages.

Recommendations

8. It is recommended that Cabinet: -
 - (i) Declare the property surplus to the Council's requirements.
 - (ii) Authorise the Strategic Director, Housing, Environment and Healthy Communities to obtain tenders for demolition.

Consultation

9. In preparing this report consultations have taken place with the Leader and Deputy Leader. The ward councillors for Winlaton and High Spennings have also been consulted.

Alternative Options

10. The option of retaining the garages has been discounted as the Council has no further requirement for the accommodation and it would lead to increased costs.

Implications of Recommended Option

11. Resources:

- d) **Financial Implications** - The Strategic Director, Resources and Digital confirms that the cost of demolition will be met from the Housing Revenue Capital programme.
- e) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.
- f) **Property Implications** - The future demolition of this property will result in a reduction in the Council's overall property portfolio thus reducing operational costs.

12. **Risk Management Implication** - The future demolition of this property will remove opportunities for vandalism to a vulnerable property.

13. **Equality and Diversity** - There are no implications arising from this recommendation.

14. **Crime and Disorder Implications** - The future demolition of this property will remove opportunities for crime and disorder, especially vandalism and theft.

15. **Health Implications** - There are no implications arising from this recommendation.

16. **Climate Change and Sustainability Implications** - The future demolition of this property will reduce the level of the Council's operational costs, such as repairs and maintenance which will subsequently result in a reduction in the Council's carbon footprint.

17. **Human Rights Implications** - There are no implications arising from this recommendation.

18. **Ward Implications** – Blaydon.

19. **Background Information** – None

Pavilions and Bowling Green, Chase Park, Whickham, NE16 4EE

Policy Context

1. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive. In particular, supporting communities to support themselves and each other.
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. At its meeting on 19th September 2017 Cabinet approved the rationalisation of the Council maintained stock from 27 to 14 bowling greens as recommended within the Playing Pitch Strategy (Minute No. C62).
4. The Friends of Chase Park Foundation, which already assist the Council with the general maintenance of Chase Park expressed an interest in taking on responsibility for the bowling green, pavilions, store and public conveniences. The Foundation has worked on its business plan to ensure that a bowls offer will continue to be provided from the park and are now in a position to proceed with a community asset transfer of the property.
5. The property, shown edged black on the plan, is held for recreational purposes. It was acquired pursuant to section 164 of the Public Health Act 1875, so is held in trust for enjoyment by the public. The Council has the authority to dispose of land held for this purpose at an undervalue of no more than £2,000,000 provided that it is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of persons residing in the borough. The purpose of the disposal will clearly contribute to the social and environmental well-being of residents. The proposed disposal will need to be advertised under Section 123 (2A) of the Local Government Act 1972, and any objections taken into account.

Proposal

6. It is proposed that, subject to the proposed disposal being advertised as required by Section 123(2A) of the Local Government Act 1972, the property, shown edged black on the attached plan, be declared surplus to the Council's requirements and a 35-year lease at a nil rent be granted to the Friends of Chase Park Foundation pursuant to the Council's Community Asset Transfer policy.

Recommendations

7. Cabinet is recommended, subject to the proposed disposal being advertised as required by Section 123(2A) of the Local Government Act 1972, to:
 - (i) Declare the property surplus to the Council's requirements.

- (ii) Authorise the Strategic Director, Corporate Services and Governance to grant a 35-year lease at a nil rent pursuant to the Council's Community Asset Transfer policy to the Friends of Chase Park Foundation.

For the following reason:

- (i) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.
- (ii) To realise savings identified through rationalisation of the bowling green portfolio as agreed by Cabinet (Minute No. C62).

Consultation

- 8. In preparing this report consultations have taken place with the Leader, Deputy Leader and ward councillors for Dunston Hill and Whickham East.

Alternative Options

- 9. The option of retaining the property has been discounted as the maintenance of the green and pavilion had been identified as an efficiency saving. There are currently no alternative viable options for the use of the site.

Implications of Recommended Option

10. Resources:

- g) Financial Implications** - The Strategic Director, Resources and Digital confirms there are no financial implications arising from this recommendation.
- h) Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report.
- i) Property Implications** - The grant of a lease of this property will result in a reduction in the Council's overall property portfolio thus reducing operational costs.

- 11. Risk Management Implication** – There are no risk management implications arising from this recommendation.

- 12. Equality and Diversity** - There are no implications arising from this recommendation.

- 13. Crime and Disorder Implications** - The grant of a lease of this property will reduce opportunities for crime and disorder, especially vandalism and theft.

- 14. Health Implications** – There are health implications arising from this report, as the activities provided by the tenant will provide both physical and mental health benefits to people who participate in the activities delivered.

15. Climate Change and Sustainability Implications - The future grant of a lease will reduce the level of the Council's operational costs, including gas and electricity use, which will subsequently result in a reduction in the Council's carbon footprint.

16. Human Rights Implications - There are no implications arising from this recommendation.

17. Ward Implications – Dunston Hill and Whickham East.

18. Background Information – Minute No. C62(2017)
