

# Gloucester City Council

Meeting:	Cabinet	Date:	16 September 2015
Subject:	Murray Hall, Tuffley Lane Gloucester and Land at Colwell Avenue Hucclecote Gloucester		
Report Of:	Cabinet Member for Regeneration and Economy		
Wards Affected:	Grange and Hucclecote		
Key Decision:	No	Budget/Policy Framework:	No
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Appendices:	1. Plans showing the subject premises edged in red.		

## FOR GENERAL RELEASE

### 1.0 Purpose of Report

- 1.1 The purpose of the report is to recommend approval of the intended disposal of the freehold interests in the subject properties to the relevant Scout Associations at market value.

### 2.0 Recommendations

- 2.1 Cabinet is asked to **RESOLVE** that the freehold interests in Murray Hall, Tuffley Lane, and land situated in Colwell Avenue Hucclecote, as marked out in Appendix 1, be sold at market value to the relevant Scout Associations.

### 3.0 Background and Key Issues

- 3.1 The Scout Association Trust hold a lease for a term of 60 years from 20 Feb 1970 in respect of land at Tuffley Lane. The lease contains restrictions on the use of the land to those normal activities of a scout group. The rent passing at present is £180 pa, a rent review is outstanding as at 20 February 2015, reviews are ten yearly and are based on the retail prices index.
- 3.2 The land at Hucclecote is held on lease for a term of 66 years from 20 November 1972, the current rent is £950 pa set with effect from 1 April 2009, rent reviews are five yearly. Negotiation in respect of the last rent review generated much negative publicity.

### 4.0 Asset Based Community Development (ABCD) Considerations

- 4.1 This is positive from an ABCD point of view in that it is far better for communities to be empowered to run their own assets. They can use existing strengths, skills and experience to run it and based on their own needs. The proposal will remove the restrictions associated with holding leasehold property.

## **5.0 Alternative Options Considered**

- 5.1 The Council could retain the freehold interests in the subject properties, although it is the view of Asset Management that the interests of the respective scout groups will be best served if they secure the freehold interests.

## **6.0 Reasons for Recommendations**

- 6.1 The proposals provide a good opportunity for the scout groups to work up appropriate schemes to further improve the properties without the restrictions of holding leasehold property and with the prospects for additional external funding further improved.

## **7.0 Future Work and Conclusions**

- 7.1 Following approval, Officers will carry out the following: Secure internal or external valuations as considered appropriate by the Head of Regeneration and Economic Development, enter into negotiations with the respective Scout Associations and if so agreed to complete legal documentation with the parties as appropriate.

## **8.0 Financial Implications**

- 8.1 The loss of income to the Council is a small sum of approx £1k per annum. In accordance with good financial practice this will be added as a budget pressure in the next budget setting process.
- 8.2 Any capital receipt becoming due as a result of the transaction will be added to the Capital Receipts that the Council has available for future investment in assets.

(Financial Services have been consulted in the preparation this report.)

## **9.0 Legal Implications**

- 9.1 The Council has power under section 123 of the Local Government Act 1972 to sell its freehold interest in land for the best consideration reasonably obtainable.

The Council may take steps to ensure that the use of the land is limited in the future to use by the Scouts or similar bodies (for example by the imposition of a covenant enforceable under section 33 of the Local Government (Miscellaneous Provisions) Act 1982), but the inclusion of such provisions may reduce the price received.

(One Legal have been consulted in the preparation this report.)

## **10.0 Risk & Opportunity Management Implications**

- 10.1 There are no adverse risks associated with the proposed course of action; the proposal will allow the scout groups to further improve the properties.

## **11.0 People Impact Assessment (PIA):**

- 11.1 The PIA Screening Stage was completed and did not identify any potential or actual negative impact, therefore a full PIA was not required.

## **12.0 Other Corporate Implications**

### Community Safety

- 12.1 No impacts

### Sustainability

- 12.2 No adverse impacts

### Staffing & Trade Union

- 12.3 No impact

### Press Release drafted/approved

- 12.4 This is considered premature at this stage.

**Background Documents:** None