

Business and Property Committee

Item No.....

Report title:	Disposal, Acquisition and Exploitation of Properties
Date of meeting:	15 January 2019
Responsible Chief Officer:	Executive Director of Finance and Commercial Services
Strategic impact Proposals in this report are aimed at supporting Norfolk County Council (NCC) priorities by exploiting properties surplus to operational requirements, pro-actively releasing property assets with latent value where the operational needs can be met from elsewhere and strategically acquiring property to drive economic growth and wellbeing in the County. One of the key strategic actions within the Asset Management Plan is a sharp focus on maximising income through adoption of a more commercial approach to property.	

Executive summary

As part of corporate management of property and a systematic approach to reviewing the use and future needs of property assets for service delivery there is a continued emphasis on minimising the extent of the property estate retained for operational purpose. However, on occasion there will be the requirement to acquire or reuse an individual property to support a service to delivers its aims.

By adopting a “single estate” approach within the Council and sharing property assets with public sector partners through the One Public Estate programme, the Council is aiming to reduce net annual property expenditure by £4.25million over the next four years (2018/19 to 2021/22).

Consideration is also given to the suitability of surplus property assets for reuse or redevelopment to meet specific service needs that could improve the quality of services for users, address other policy areas and/or improve financial efficiency for the County Council, for example, facilitating the supply of assisted living accommodation and other housing solutions for people requiring care, or undertaking re-development to support jobs and growth.

This means that as well as continuing with the rationalisation of the operational property estate to reduce the number of buildings used by the County Council, a more commercial approach is being adopted over the sale or redeployment of surplus property assets.

Recommendations:

Business and Property (B&P) Committee are asked to:

- (i) **Authorise the Head of Property to dispose of the northern land parcel (and if Children Services do not require it dispose of the southern land**

parcel), London Road Attleborough. In the event of disposal receipts exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offers and report the fact at a subsequent B&P Committee meeting.

- (ii) Agree to the acquisition of a licence for the erection of a notice board on land owned by Mr & Mrs Pegg adjacent to the entrance to the St Mary's Priory Site, Off Cromer Road, Beeston Regis for an annual fee of £1.
- (iii) Asked to agree to the acquisition of a licence for part of the ground floor of Benjamin Court, Roughton Road, Cromer for use by Adult Support Services on an annual licence fee of £148,477.49.
- (iv) Formally declare the Baron's Close Land, Fakenham surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.
- (v) Formally declare the 15 former highway landholdings as listed in Appendix 1 surplus to Council requirements and instruct the Head of Property to dispose of the land parcels. In the event of a disposal receipt for each land parcel exceeds delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offers and report the fact at a subsequent B&P Committee meeting.
- (vi) Formally declare the Land rear of Great Crow Farm, Blakeney Road, Hindringham surplus to County Council requirements and instruct the Head of Property to dispose of the property to the adjacent owner for £25,000 (exclusive of any VAT that may be payable).
- (vii) Agree to the acquisition of 1.6 hectares (3.95 Acres) of land north of the Broadland Northway, Horsham St Faith and Newton St Faith for a new recycling centre and 0.6 hectares (1.5 acres) for a new access road and delegate the completion of the negotiations and final decision to acquire both sites to the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee and report the fact at a subsequent B&P Committee meeting.
- (viii) Formally declare Land at Baldock Drive, Kings Lynn surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is

authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.

- (ix) Authorise the Head of Property to dispose of the Redundant site, North Lynn, Lawrence Road King's Lynn. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.
- (x) Formally declare Land at Back Lane, North Elmham surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.
- (xi) Formally declare Kings Head Barns and adjacent land, Dereham Road, North Elmham surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.
- (xii) Formally declare Carrow Bridge House, Norwich surplus to Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.
- (xiii) Formally declare the Allthorpe Road Land, Redenhall with Harleston surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.
- (xiv) Formally declare Land West of at Burlingham Road, South Walsham surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.

1.0 Introduction

- 1.1 The Council actively manages its property portfolio in accordance with the adopted Asset Management Plan. Property is held principally to support direct service delivery, support policy objectives, held for administrative purposes or to generate income. Property is acquired or disposed of as a reaction to changing service requirements, changing council policies or to improve the efficiency of the overall portfolio.
- 1.2 The County Council challenges the use of its property on an ongoing basis. In the event of a property asset becoming surplus to an individual service need there are internal officer processes to ascertain whether other service areas have an unmet need that could be addressed by re-using the property asset for that service. This may lead to a change of use of individual properties, for example, an office building may be reused for operational service delivery. Any proposals for retention are only agreed if supported by a robust business case showing the benefits to the County Council and are funded from approved budgets. This assessment will also consider whether a property could be offered at best consideration to public sector or third sector partners.
- 1.3 The above assessments are carried out by the Corporate Property Officer (the Head of Property) in consultation with the Corporate Property Strategy Group (CPSG). Once it is confirmed there is no further County Council requirement the Business and Property Committee is asked to formally declare property assets surplus or re-designate for alternative purposes.
- 1.4 The Corporate Property Officer reviews options for maximising income from surplus properties usually by open market sale to obtain the best consideration possible. These will range from selling immediately on the open market (to the bidder making the best offer overall), enhancing the value prior to sale, strategic retention for a longer-term benefit through to direct development of the land and buildings and selling/letting the completed assets, in the expectation of enhanced income for the Council.
- 1.5 For properties to be sold immediately there is sometimes a need to consider selling directly to a specific purchaser instead of going to the open market. This may be justified where the third party is in a special purchaser situation and is willing to offer more than the assessed market value. Conversely this might be to a purchaser who is in a unique position of control for the unlocking of the full latent value of the Council owned site (ransom situation). A direct sale without going to market can also be justified if there are specific service benefits or a special partnership relationship which is of strategic value with service/community benefits.
- 1.6 In making recommendations for direct sale without going to market, or direct property development, the Corporate Property Officer will consider risks, opportunities, service objectives, financial requirements and community benefits.

1.7 The recommendations for all disposals, acquisitions and exploitation of NCC property in this report follow detailed assessment by officers of the range of options available. The recommendation for each property is based on existing policies and strategies and judged to provide the best return to the council in financial terms and, where appropriate, taking account of community and economic benefits.

2.0 Proposals

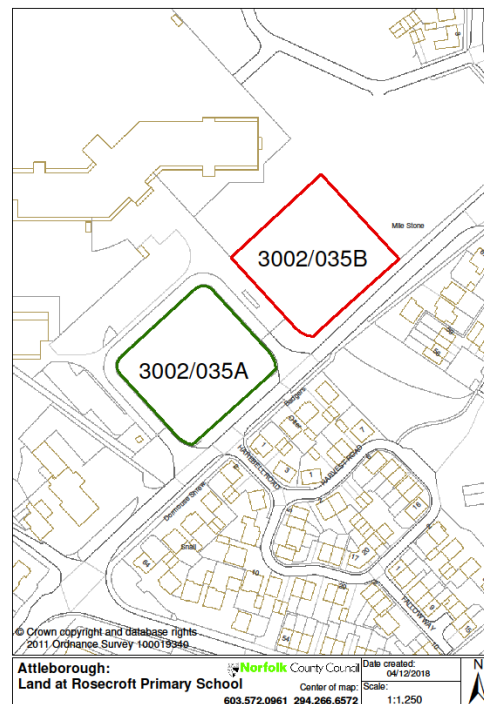
Attleborough – Land adjacent to new primary school, London Road (3002/035 A&B)

2.1 B&P Committee at their meeting on 8 September 2017 resolved to declare surplus two parcels of land (adjacent to Rosecroft Primary School) at London Road Attleborough and instructed the Head of Property to bring forward proposals (edged red and green on plan).

2.2 Outline planning permission was obtained on 14 February 2017 for 16 dwellings which is to include 40% affordable housing (planning authority ref: 3PL/2016/0416/O).

2.3 Subsequently Children's Services have identified a potential need for a site linked to their Special Educational Needs Sufficiency Strategy and have indicated that the southern parcel (3002/035A edged green on plan) has the capability to meet their requirements. In the event it is required by Children's Services then this land parcel will be deemed no longer surplus.

2.4 The Head of Property has reviewed the northern site (3002/035B edged red on plan) and concludes it is not suitable for self-development and advises it is disposed of either through auction or tender. Furthermore, should Children's Services determine the southern site is not suitable for their purposes the Head of Property advises this site is also disposed of.



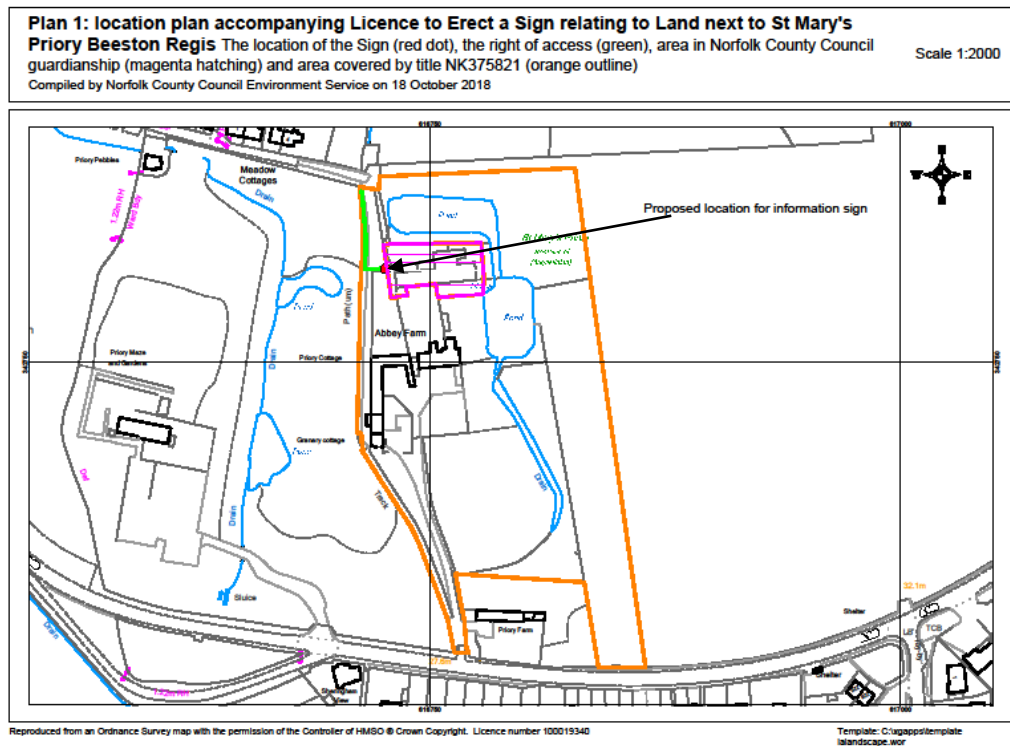
2.5 The Division Member has been informed of these proposals.

2.6 B&P committee is asked to authorise the Head of Property to dispose of the northern land parcel (and if Children Services do not require it dispose of the southern land parcel), London Road Attleborough. In the event of disposal receipts exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P

Committee is authorised to accept the most advantageous offers and report the fact at a subsequent B&P Committee meeting.

Beeston Regis - St Mary's Priory, off Cromer Road

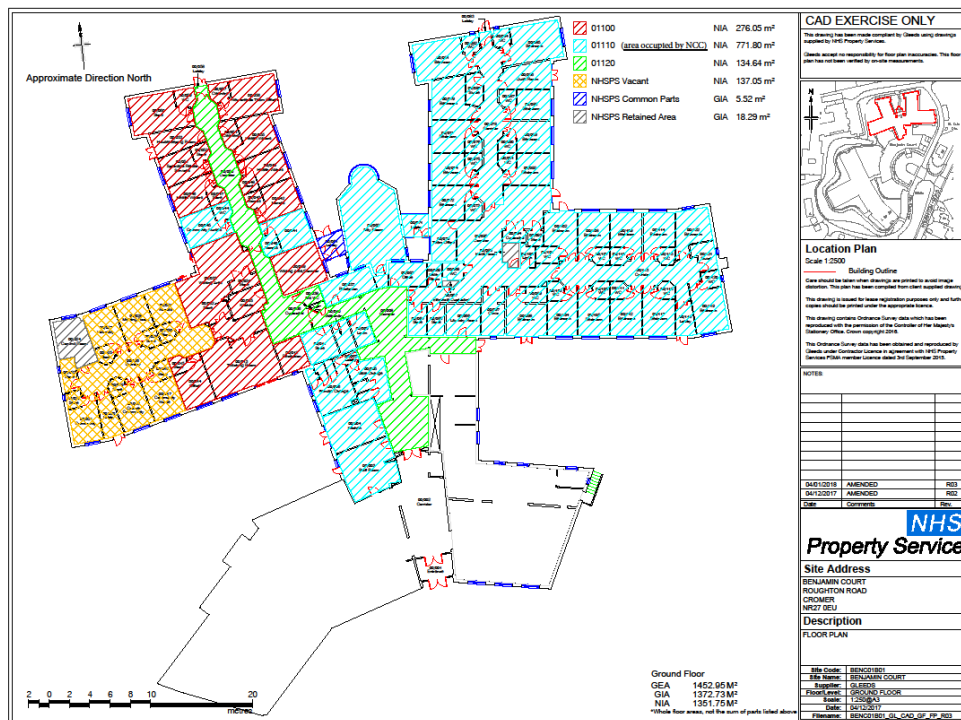
- 2.7 Beeston Regis St Mary's Priory is a scheduled ancient monument owned by the Norfolk Historic Buildings Trust and for which Norfolk County Council is the legal guardian.
- 2.8 The Priory site is entirely enclosed by land owned by Mr and Mrs Pegg, and access to the priory site is via a public right of way across their land.
- 2.9 NCC wishes to install an information sign on the land owned by Mr and Mrs Pegg to enable visitors to better interpret and understand the historic priory site (location marked as red dot on plan). A licence is required to enable this to happen.



- 2.10 The key terms for the licence are:
- Licence fee of £1 per annum, fixed for the full period of the licence.
 - The licence will terminate on 31 July 2036.
 - NCC are responsible for the legal fees for both parties.
 - Licence may be determined on 3 months' notice.
- 2.11 The Division Member has been informed of this proposed transaction.
- 2.12 B&P Committee is asked to agree to the acquisition of a licence for the erection of a notice board on land owned by Mr & Mrs Pegg adjacent to the entrance to the St Mary's Priory Site, Off Cromer Road, Beeston Regis for an annual fee of £1.

Cromer - Benjamin Court, Roughton Road

2.13 NCC commenced negotiations in 2017 to occupy a substantial part of the ground floor of Benjamin Court, Roughton Road, Cromer under an annual licence to deliver Adult Support Services (blue hatched area on plan). Benjamin Court is owned by NHS Property Services Ltd and they agreed to permit NCC to occupy the building from 22 January 2018 before formal completion of the licence. This was to ensure Adult Support Services were able to commence their work as earliest as possible.



2.14 The facility at Benjamin Court provides a key service supporting patients discharged from hospital who require intermediate support before returning home.

2.15 The main terms of the licence fee and duration have previously been agreed, however the actual licence document has only recently been provided by NHS Property Services Ltd which has prompted this formal approval.

2.16 The terms are:

- (i) Licence fee of £148,477.49 per annum which includes services, utility costs and insurance, for the area edged blue on the plan, approximately 771 m² in area.
- (ii) The initial licence period terminates on 21 January 2019 but is only enacted subject to an ongoing one month's notice.
- (iii) NCC do not exclusively occupy the whole of the ground floor of Benjamin Court.
- (iv) NCC is responsible for providing and maintaining its telecommunication and data equipment and services.
- (v) NCC is responsible for cleaning the area its occupies.

- 2.17 The Division Member has been informed of this proposed transaction.
- 2.18 B&P Committee is asked to agree to the acquisition of a licence for part of the ground floor of Benjamin Court, Roughton Road, Cromer for use by Adult Support Services on an annual licence fee of £148,477.49.

Fakenham – Baron’s Close Land

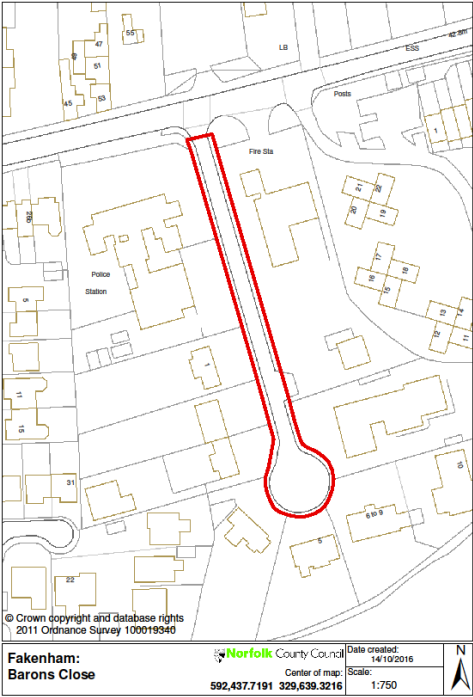
- 2.19 Baron’s Close, Fakenham (edged red on plan) was acquired as part of a larger acquisition, which originally included the land for the fire station, police station, courthouse, health offices and service housing.
- 2.20 Except for this road and the adjoining fire station the majority of the original land acquisition has been transferred to other public-sector bodies or sold.
- 2.21 NCC is liable for maintaining the roadway although a proportion of the cost can be recharged to adjoining property owners.

2.22 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the land is not required for NCC service use, however, If the land is disposed of NCC will retain a right of access to the Fire Station.

2.23 It is proposed to dispose of this parcel of land by open market sale either through auction or by tender.

2.24 The Division Member has been informed of this proposed disposal.

2.25 B&P is asked to formally declare the Baron’s Close Land, Fakenham surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



Former Highways Land Holdings

2.26 The Council’s property portfolio includes a number land parcels that were acquired by NCC for highway schemes but were not directly utilised. In **Appendix 1** is tabulated 15 sites that fall in to this category.

- 2.27 All 15 sites have been declared surplus by Community and Environmental Services. Following a review by the Head of Property in consultation with CPSG it has been confirmed that all 15 sites are not required for NCC service use.
- 2.28 The savings in property costs from disposal of these holdings is likely to be small, however, their continued ownership does require management and there are risks of periodic expenditure to deal with grounds maintenance, fly tipping and health and safety works.
- 2.29 Based on initial disposal work and unsolicited enquiries received it is expected that there will be interest from adjoining landowners and other interested parties to acquire some of the land parcels however it is proposed to dispose of these sites through open market sale by auction tender. It is anticipated some land parcels will be disposed of individually whilst others will be combined to form larger lots.
- 2.30 The Division Members have been informed of the proposed disposals.
- 2.31 B&P is asked to formally declare the 15 former highway landholdings as listed in **Appendix 1** surplus to Council requirements and instruct the Head of Property to dispose of the land parcels. In the event of a disposal receipt for each land parcel exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offers and report the fact at a subsequent B&P Committee meeting.

Hindringham – Land rear of Great Crow Farm, Blakeney Road

- 2.32 This property edged red on the plan (part of field 69) is owned by NCC and forms part of the County Farms estate.
- 2.33 The adjoining owner has made enquiries about purchasing this land directly.
- 2.34 The land in question is tenanted however the tenant is willing to the surrender this parcel of land.
- 2.35 A live underground electricity cable currently runs through the parcel of land and will remain in-situ. Furthermore, the County Council will, before the proposed sale, install another electricity cable to service the adjoining buildings. The County Council will retain rights to replace and maintain the cables.
- 2.36 The County Farms Team have reviewed this site and determined it is not required for operational use. Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.

2.37 An offer of £25,000 (exclusive of any VAT that may be payable) has been made, this equates to a land value of £406,500 per hectare (£164,509 per acre).

2.38 The County Council has sought expert valuation advice to review the offer and it is determined the offer achieves best value for this parcel of land.

2.39 A direct sale is not the usual approach, however in this instance the piece of land is “landlocked” between the adjoining owner’s land and the operational estate.

2.40 The agreement for the sale will include provisions to prevent the erection of buildings and restrict the use of the land to garden land. The purchaser will seek the necessary planning permission for change of use. The purchaser will be responsible for the Councils legal and agent’s fees.



2.41 The Division Member has been informed of this proposed transaction.

2.42 B&P Committee is asked to formally declare the Land rear of Great Crow Farm, Blakeney Road, Hindringham surplus to County Council requirements and instruct the Head of Property to dispose of the property to the adjacent owner for £25,000 (exclusive of any VAT that may be payable).

Horsham St Faith and Newton St Faith – proposed replacement Recycling Centre

2.43 Environment, Development and Transport Committee (EDT), at the meeting on 9 November 2018, received a report detailing a preferred site for a replacement recycling centre which will be required when the Mile Cross Recycling Centre closes in 2021 due to the current contract expiring.

2.44 Following a comprehensive site search a preferred site amounting to 1.6 hectares (3.95 acres) has been identified on land near to Norwich Airport, known as Legislator 3 (edged red on plan). The site is immediately to the north of the Broadland Northway and will be accessed off the northern roundabout junction of the A140 and Broadland Northway.

2.45 The site is owned by Legislator 1657 Ltd, a company jointly owned by Norfolk County Council and Norwich City Council. Heads of terms have been agreed with Legislator 1657 Ltd to draw down the land for the recycling centre at nil cost on the agreement that Norfolk County Council will deliver an access road to the site.

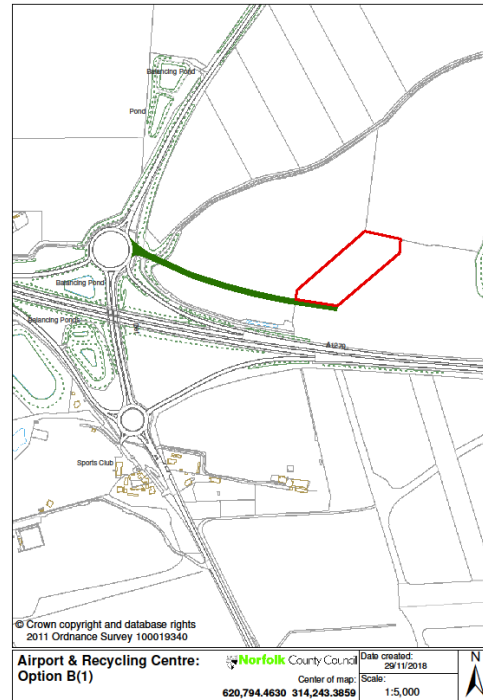
2.46 To access the proposed site an access road is required to be constructed across third party land (edged green on plan). Heads of terms have been agreed to purchase the land for the access road at a value that is within the Corporate Property Officer's delegation (1.5 acres required) and there is agreement to share the cost of the construction of the road with the third party.

2.47 EDT resolved to support continued negotiations to agree terms for the acquisition of the preferred site to replace Mile Cross Recycling Centre and to ask Business and Property Committee to approve the acquisition.

2.48 Subject to the successful acquisition of the site and land for the access road a planning application is expected to be submitted in Autumn 2019.

2.49 The Division Member has been informed of this proposed acquisition.

2.50 B&P Committee is asked to agree to the acquisition of 1.6 hectares (3.95 Acres) of land north of the Broadland Northway, Horsham St Faith and Newton St Faith for a new recycling centre and 0.6 hectares (1.5 acres) for a new access road and delegate the completion of the negotiations and final decision to acquire both sites to the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee and report the fact at a subsequent B&P Committee meeting.



King's Lynn – Land at Baldock Drive (2045/014)

2.51 This parcel of land (edged red on plan) was acquired as part of a larger area of land which was used for the construction of a housing with care scheme.

2.52 The Housing with Care scheme (Lisbon Court) was subsequently sold however this land parcel was retained by the County Council.

2.53 The site area is approximately 450m².

2.54 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.



- 2.55 It is proposed to dispose of this parcel of land by open market sale either through auction or by tender.
- 2.56 The Division Member has been informed of this proposed disposal.
- 2.57 B&P is asked to formally declare Land at Baldock Drive, Kings Lynn surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.

King’s Lynn – Redundant site, North Lynn, Lawrence Road (2045/064)

- 2.58 B&P Committee at their meeting on 8 September 2017 resolved to declare surplus this site and instructed the Head of Property to bring forward proposals.
- 2.59 This site was previously used as a community centre and was declared surplus by Children’s Services and has been vacant for several years.
- 2.60 The site area is 0.39 hectares (0.98 acres). The building is in a poor state of repair. The cost of keeping the site secure and safe are increasing and the forecast out turn cost for 2018/19 is nearly £11,000, however this could increase as the building is potentially vulnerable to break-ins and vandalism.



- 2.61 The Head of Property has investigated various option including selling the site to a housing association or letting the whole or parts of the site, however the early interest did not result in agreement. To mitigate the future holding costs for this site the Head of Property has advised that the whole site is disposed of on the open market either via auction or tender.
- 2.62 The Division Member has been informed of this proposed disposal.
- 2.63 B&P committee is asked to authorise the Head of Property to dispose of the Redundant site, North Lynn, Lawrence Road, King’s Lynn. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.

North Elmham – Land at Back Lane

2.64 This land was acquired by NCC as part of the County Farms estate however the adjoining field and former police house have been sold off over the years, but this strip was retained. This piece of land is now held corporately.

2.65 The site area is approximately 243m².

2.66 The County Farms Team have reviewed this site and determined it is not required for operational use. Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use

2.67 There is interest from third parties to acquire the land and therefore the Head of Property advises this is disposed of through open market sale either through auction or by tender.



2.68 The Division Member has been informed of this proposed disposal.

2.69 B&P is asked to formally declare Land at Back Lane, North Elmham surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.

North Elmham – Kings Head Barns and adjacent land, Dereham Road

2.70 This property edged red on the plan (fields 20 & 21) is owned by NCC and forms part of the County Farms estate. The site has an area of approximately 1.6 hectares (3.95 acres).

2.71 The adjoining fields have been sold off over the years, but this land was retained and is now an isolated part of the estate. The barns are unlet; the land is the subject of an annual tenancy.

2.72 The County Farms Team have reviewed this site and determined it is not required for operational use. Following a review by the Head of Property in consultation with CPSG it has been confirmed that the site is not required for NCC service use.

2.73 The Council is exploring the planning potential of the barns and land.

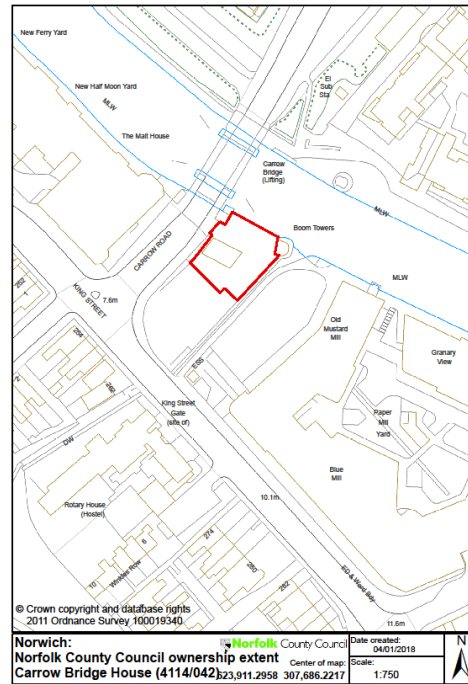
- 2.74 The Division Member has been informed of this proposed disposal.
- 2.75 B&P is asked to formally declare Kings Head Barns and adjacent land, Dereham Road, North Elmham surplus to County Council requirements and instruct the Head of Property to dispose of the property (either together or as separate lots). In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



Norwich – Carrow Bridge House

- 2.76 This property is the former Bridge Master’s House for Carrow Bridge and is owned by NCC. The property was declared surplus to the requirements of Planning and Transportation (as was) in 2005. The site area is approximately 440 sqm.
- 2.77 Community and Environmental Services have confirmed the site is not required for future maintenance of the adjacent bridge, however the adjoining office/control room and store are to be retained, as would a right of access to inspect and maintain the bridge and its abutments.
- 2.78 The property is in an extremely poor state of repair. The interior ceiling and wall finishes, floors, utilities, pipes, heating and wiring have all largely been vandalised/removed. There is no kitchen or bathroom. Works are required to the structure of the building and a solution is required for sewage disposal. Furthermore, there is only pedestrian access onto the site.

- 2.79 Initial estimates indicate it will cost over £100,000 to make the property habitable, however this estimate should be treated with extreme caution as it is likely that following a detailed survey and design works this estimate is likely to increase significantly.
- 2.80 Due to the high cost of refurbishment the County Council applied for planning permission to demolish the property down to oversite slab level and restore the site. Unfortunately, permission was refused based on concerns around the heritage value of the site due to its position in a conservation area and proximity to a scheduled ancient monument. Further objections were around ecology and flood risk.



- 2.81 The County Council's property budgets are currently paying the holding costs for security, health and safety and insurance amounting up to £6,000 per annum. To mitigate this cost and with the background of the County Council requiring significant savings for the property budget the aim is to dispose of this property either by auction or by tender.
- 2.82 The Division Member has been informed of this proposed disposal.
- 2.83 B&P Committee is asked to formally declare Carrow Bridge House, Norwich surplus to Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.

Redenhall with Harleston - Allthorpe Road Land (7080/021)

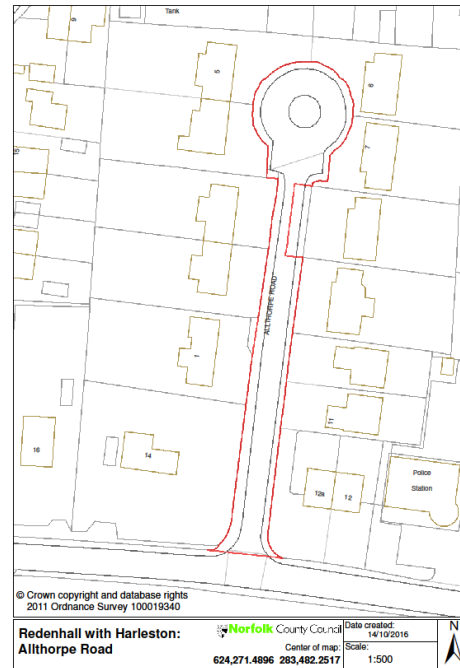
- 2.84 Allthorpe Road, Harleston (edged red on plan) was part of a larger acquisition of land upon which was built the police station, library and service housing.
- 2.85 Over time the service housing has all been sold and the police station transferred from NCC to Norfolk Police, however, the area of land which the road sits on was retained.
- 2.86 NCC is liable for the site but it is not clear from the available documents whether any part of any incurred cost can be recharged to adjoining property owners.

2.87 Following a review by the Head of Property in consultation with CPSG it has been confirmed that the land is not required for NCC service use.

2.88 It is proposed to dispose of this parcel of land by open market sale either through auction or by tender.

2.89 The Division Member has been informed of this proposed disposal.

2.90 B&P is asked to formally declare the Allthorpe Road Land, Redenhall with Harleston surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



South Walsham – Land West of Burlingham Road

2.91 This property edged red on the plan (part of field 7) is owned by NCC and forms part of the County Farms estate. The site area is approximately 0.65 hectares (1.6 acres).

2.92 The site has the benefit of a current outline planning permission (ref 20161643) for the construction 20 residential units, granted 1 December 2017.

2.93 The Division Member has been informed of this proposed disposal.

2.94 B&P is asked to formally declare Land West of Burlingham Road, South Walsham surplus to County Council requirements and instruct the Head of Property to dispose of the property. In the event of a disposal receipt exceeding delegated limits the Head of Property in consultation with the Executive Director of Finance & Commercial Services and Chair of B&P Committee is authorised to accept the most advantageous offer and report the fact at a subsequent B&P Committee meeting.



3.0 Financial Implications

3.1 Decisions in this report will ultimately result in sale proceeds which will support funding of the Capital Programme or the repayment of debt. Other financial implications include:

- Reduction in property expenditure and financial efficiency through reduction in the number of sites and buildings retained.
- Generating revenue income/capital receipts from the exploitation of surplus property assets.
- Disposal and development costs to fund planning and assessment work. The cost of these will be funded from future receipts.

4.0 Issues, risks and innovation

4.1 For disposals and acquisitions in the usual way the legal implications are around the parties agreeing to the terms of the agreement for each acquisition and disposal and entering a contract.

5.0 Background

5.1 There are several strands forming the strategic background to these proposals, namely:

- The overall Council's priorities under the Norfolk Futures Strategy of:
 - Safer Children and Resilient Families.
 - Promoting Independence for Vulnerable Adults.
 - Smarter Information and Advice.
 - Towards a Housing Strategy.
 - Digital Norfolk.
 - Local Service Strategy.
 - Commercialisation.
- Norfolk County Council Asset Management Plan 2016-19.
- The adoption of a property savings plan, that calls for savings of £4.25m over the next four years (2018/19 to 2021/22).
- The Norfolk One Public Estate Programme that is supporting the joint strategic exploitation of the combined public-sector property estate.
- The medium term financial strategy includes commercialisation of NCC property assets as a priority to help diversify the Council's funding.

5.2 Strategic asset management is focussed on:

- Releasing properties that are costly, not delivering services efficiently or in the wrong location.
- Exploiting the latent value of the property estate with an emphasis on using the retained estate more intensively or identifying opportunities to generate revenue income or increasing the capital value.
- Reducing future maintenance liabilities and reducing the overall carbon footprint.

- Directing spend on “core” property assets that are to be retained over the long term.

5.3 There are several key targets in the prioritised work plan in the Asset Management Plan that support these proposals:

- Ongoing implementation of the property savings plan.
- Continued focus on property rationalisation.
- Property commercialisation.
- Reduce cost of retained property.
- Ongoing implementation of a 5-year disposals programme, allied with seeking opportunities for development.
- Surplus Highways land – implement disposals of packages of land parcels no longer required for road schemes.
- Deliver strategy to promote surplus/fringe sites for housing.

Officer Contact

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Appendix 1 - Former Highways Land

Highway land assets declared surplus to County Council use (CPSG has confirmed no NCC service use)					
Parish/Town	Site Name	Site Area (m ²)	Declared Surplus by Service Dept	Service Dept.	CPSG Date
Ditchingham	Land at roundabout	524	10/7/18	CES	19/09/2018
Ditchingham	Land at Bungay Bridge	680	10/7/18	CES	19/09/2018
Great Yarmouth	Land at Riverside Road	83	4/12/17	CES	07/03/2018
Great Yarmouth	Land in White Swan PH car park	76	4/12/17	CES	07/03/2018
Great Yarmouth	Land at Garage, Ormond Road	121	4/12/17	CES	07/03/2018
Great Yarmouth	2 plots near Bure Bridge	52	4/12/17	CES	07/03/2018
Great Yarmouth	Land at North River Road	1239	4/12/17	CES	07/03/2018
Great Yarmouth	Land at School Road Back	417	4/12/17	CES	07/03/2018
Great Yarmouth	Land at Suspension Bridge Tavern	79	4/12/17	CES	07/03/2018
Great Yarmouth	Land at Tamworth Lane	29	4/12/17	CES	07/03/2018
Hemsby	Land at public conveniences	119	4/12/17	CES	07/03/2018
Hindringham	Land for farm vision splays	106	4/12/17	CES	07/03/2018
Norwich	Land at Edward Street car park	165	4/12/17	CES	07/03/2018
Thurne	Land at Meadowsweet	19	4/12/17	CES	07/03/2018
Thurne	Land at The Street	184	4/12/17	CES	07/03/2018

