

REPORT TO: POLICY & RESOURCES COMMITTEE ON 5 AUGUST 2008

SUBJECT: PROPERTY ASSETS NO LONGER REQUIRED FOR OPERATIONAL PURPOSES

BY: HEAD OF ESTATES SERVICES

1. REASON FOR REPORT

1.1 This report asks the Committee to note the list of property assets which are no longer required for operational purposes.

1.2 This report is submitted to Committee in terms of Section A(38) of the Council's Administrative Scheme relating to the formulation of policies and practices of the Council in relation to asset management and to maintain an overview of the Council's property disposal programme.

2. RECOMMENDATION

2.1 It is recommended that the Committee:-

- a) Notes the list of property assets on APPENDIX 1 which are no longer required for operational purposes and which are surplus to the Council's requirements.**
- b) Notes that these surplus assets will be disposed of by being offered for sale on the open market unless other arrangements are agreed by this Committee.**

3. BACKGROUND

3.1 The Policy Committee at its meeting of 30 April 2008 (para 9 of the Minute refers) agreed subject to the undernoted conditions to grant delegated powers to the Chief Financial Officer as Chairman of the Asset Management Working Group in consultation with Local Members to identify as surplus and available for disposal Council owned property assets which are no longer required to provide a service either directly by the Council or indirectly through a third party and which are not required for the future use of the Council.

3.2 These delegated powers specifically exclude:-

- a) Assets held on the Common Good Accounts or Housing Revenue Accounts.
- b) Those assets having an asset value in excess of £1m.
- c) Assets identified for disposal where the capital receipt is to be retained for reinvestment.
- d) Disposal of small areas of Council owned ground to adjoining householders for incorporation into their garden ground (the Chief Legal Officer currently holds delegated powers to approve sales where the purchase price does not exceed £10,000).

4. PROPOSAL

- 4.1 The 12 properties set out in **APPENDIX 1** have been identified by departments as being no longer required for operational purposes and the Asset Management Working Group are satisfied that there is no Council requirement to retain any of these assets.
- 4.2 Subject to none of the Council's Public Sector Partners wishing to acquire these properties they will be prepared for sale on the open market to generate capital receipts to the Council to support the Capital Programme.

5. SUMMARY OF IMPLICATIONS

(a) Corporate Development Plan/Community Plan/Service Improvement Plan

This report has no implications for the above plans.

(b) Policy and Legal

There are no policy or legal implications.

(c) Resources (Financial, Risks, Staffing and Property)

This report makes recommendations for the disposal of property assets which are no longer required for operational purposes. Their disposal will generate capital receipts to support the delivery of the Council's Capital Plan.

(d) Consultations

The Chief Financial Officer and Aileen Scott, Principal Solicitor (Commercial & Conveyancing) have been consulted in the preparation of this report and support the recommendation.

The Local Members have been consulted and have no objections to the properties being declared surplus on the condition that the libraries are not marketed for sale until after they have closed.

6. CONCLUSION

- 6.1 That the Committee notes that the property assets listed in **APPENDIX 1** to this report are no longer required for operational purposes and are surplus to the Council's requirements.

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Background Papers:
Ref: JB/JB/GEN/129/rep 080624

LIST OF SURPLUS PROPERTIES**POLICY & RESOURCES COMMITTEE - 5 AUGUST 2008**

	<u>Property/Address</u>	<u>Comments</u>
1.	Tourist Information Centre, 116 High Street, Forres	Small shop in 3 storey stone built and slate roofed building.
2.	Former Public Conveniences, North Street, Elgin	Single storey stone built building in town centre location with potential for commercial/ residential redevelopment.
3.	Site, Mayne Road, Elgin	Site of 3 lock-up garages with potential for residential redevelopment.
4.	Library, 23 Park Street, Portknockie	Former shop in single storey stone building with slate roof. Library to become surplus when it closes, programmed for 2008/09.
5.	Library, 30 Commerce Street, Findochty	Former shop on ground floor with attic storage comprising stone and slated single storey and attic building. Library to become surplus when it closes, programmed for 2008/09.
6.	Library, 4 Seafiel Square, Rothes	Former Post Office on ground floor of 3 storey building. Library programmed to close 2008/09.
7.	Library, 16 Grant Street, Burghead	Former shop in single storey building of stone construction with slate roof. Library to become surplus when it closes, programmed for 2009/10.
8.	Library, 26 Balvenie Street, Dufftown	Part of the ground floor (shared with the Dufftown Finance Office) of a 2 storey concrete block and concrete tile roofed building. Library to become surplus when it closes, programmed for 2009/10. Proposed to dispose of Library together with Finance Office.
9.	Library, 55 High Street, Fochabers	Former shop occupying the ground floor of a 2 storey stone built and slated building. Library to become surplus when it closes, programmed for 2009/10.

10.	Library, Forsyth Street, Hopeman	Single storey stone built and slated building attached to former schoolhouse. Library to become surplus when it closes, programmed for 2010/11.
11.	Dufftown Finance Office, 26 Balvenie Street, Dufftown	Forms part of the ground floor of a 2 storey building. Remainder of ground floor shared with Dufftown Library. Finance Office to be disposed of together with Dufftown Library (see above).
12.	Former Secondary School, Tomintoul	0.34 hectare site with former school buildings. Site has potential for commercial/residential redevelopment.