

MIDDLESBROUGH COUNCIL

EXECUTIVE SUB-COMMITTEE FOR PROPERTY

**SUNNINGDALE MENTAL HEALTH CARE HOME,
11a SUNNINGDALE ROAD, MIDDLESBROUGH TS4 3JA
PROPOSED FREEHOLD SALE**

Deputy Mayor and Executive Member for Resources: Councillor David Budd

Executive Member for Regeneration: Councillor Charles Rooney

Executive Director for Neighbourhoods and Communities: Kevin Parkes

Date: 24th September 2013

PURPOSE OF THE REPORT

1. To report on the proposal to dispose of the Council's freehold interest in Sunningdale Mental Health Care Home, and seek approval to proceed with the sale of the premises in accordance with the report's recommendations.

SUMMARY OF RECOMMENDATIONS

2. To proceed with the sale of this property at Auction if the price exceeds the reserve sum of £400,000 plus fees.

IF THIS IS A KEY DECISION WHICH KEY DECISION TEST APPLIES?

3. It is over the financial threshold (£150,000)
It has a significant impact on 2 or more wards
Non Key

X

DECISION IMPLEMENTATION DEADLINE

4. For the purposes of the scrutiny call in procedure this report is

Non-urgent
Urgent report

X

If urgent please give full reasons

The report is considered urgent as the Council wishes to confirm authority to proceed with the sale of this property at Auction on 27th September 2013, if the price exceeds the reserve sum of £400,000 plus fees.

BACKGROUND AND EXTERNAL CONSULTATION

5. Shown edged red on the plan attached, the property is situated midway along Sunningdale Road.
6. The property comprises a purpose built Mental Health Care Home facility that is no longer required for operational purposes by the Council.
7. The Council proposes to offer the property for sale at Auction on 27th September 2013, having commenced the formal marketing of the property in local, national and digital media on 24th July 2013.
8. The property has been marketed at a guide price of £350,000 and will be offered for sale at the Auction with a reserve price of £400,000 plus fees.
9. No other Council uses have been identified for the property.

IMPACT ASSESSMENT (IA)

11. An impact assessment is not required in this case.
12. There is no service being delivered from the property and the proposed transaction relates only to a technical property matter to dispose of surplus assets.

OPTION APPRAISAL/RISK ASSESSMENT

13. **Option 1:** To reuse the premises for another purpose. No Council operational requirement has been identified.
14. **Option 2:** To proceed with the sale of the premises in accordance with the recommendations made in this report. To meet the Council's requirement to generate capital receipts.

FINANCIAL, LEGAL AND WARD IMPLICATIONS

15. **Financial** – The Council would receive a substantial capital receipt and fees without incurring costs or delays of sale.
16. Disposal of the property removes the Council's liability for future void/holding costs in relation to the security, maintenance and repair of the building whilst it remains unoccupied.
17. The proposed disposal would be at best consideration.

18. **Legal Implications** – There are no unusual legal implications arising from the intended sale of the premises.
19. **Ward Implications** – The property is situated in Beechwood Ward. Apart from the potential for a proposed change of use of the premises, no other implications are anticipated. Members will be consulted on the purchasers' proposals in that regard as part of the normal planning process.

RECOMMENDATIONS

20. It is recommended that the Executive:
 - a) approves the sale of this property at Auction if the price exceeds the reserve sum of £400,000 plus fees;

REASONS

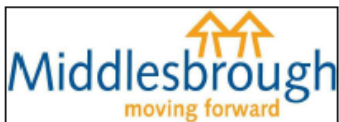
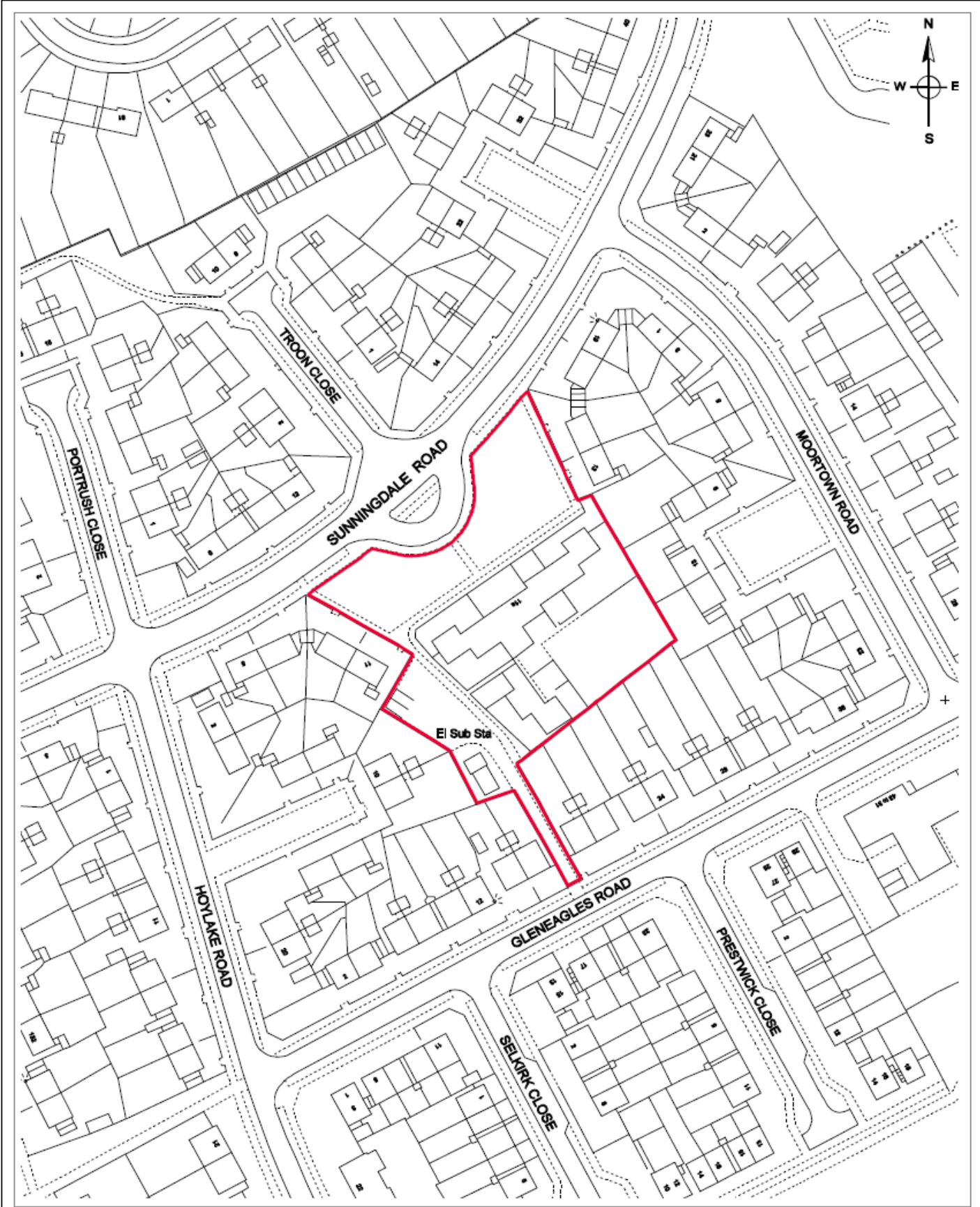
21. This will result in the disposal of surplus property in return for a capital receipt to the Council and assist in the regeneration of the area.

BACKGROUND PAPERS

No background papers were used in the preparation of this report

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TIM WAKE VALUATION & ESTATES

**SUNNINGDALE
SUNNINGDALE ROAD
MIDDLESBROUGH**

Scale: 1:1250

Date: 4th JULY 13

Drawn: JMS

Drg No: VAL 5411 A

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