



Committee Report

PURPOSE: Final Decision Report

KEY OR NON-KEY DECISION: Key decision over £500k

COMMITTEE: Strategy and Resources Committee

DATE: 17 March 2025

TITLE: Commercial Property Disposal

Ward(s): Citywide

Officer presenting the report: Peter Anderson **Job title:** Director of Property, Assets and Infrastructure

Committee Chair: Cllr Tony Dyer

Executive Director lead: John Smith: Executive Director for Growth & Regeneration

Proposal origin: Committee Chair

Purpose of Report:

1. To seek Committee approval to dispose of the asset specified in exempt Appendix A, which has been identified following analysis of the council's estate.

Evidence Base / Options to consider:

1. In February 2024 Full Council approved the 2024/25 budget which included specific proposals to generate £21.6m in capital receipts and make £440,000 of revenue savings in 24/25, related to the council's asset base.
2. At the Strategy and Resource Committee meeting on 16 December 2024, the asset within Appendix A was discussed in the exempt session and it was agreed that the item would return to the Strategy and Resources Committee meeting with more information.

Officer Recommendations:

That the Committee for Strategy and Resources:

1. Approves the proposal to dispose of the property as per the recommendations in the exempt Appendix A.

Corporate Strategy alignment:

1. This disposal will support numerous elements of the corporate Strategy including, employment, development and the economy.
2. Theme 7: Effective Development Organisation From city government to city governance: creating a focused council that empowers individuals, communities, and partners to flourish and lead.
3. ED06 Estate Review: Review our operational estate to ensure we have the right amount and right quality of workspaces. Make sure they are carbon neutral by 2025, as well as climate resilient. Explore the potential for a greater presence in neighbourhoods alongside partners.

City Benefits:

1. Generates significant capital receipt funds which can support the council's wider budget challenges, while supporting other organisations to develop their propositions and services in the local area.
2. Estate Review, Disposals, & Investment in Retained Assets – A smaller and more efficient office, depot, operational, and investment estate where we have the right amount and right quality of properties to serve the required purpose, while disposing of properties that are deemed surplus to requirements to achieve financial benefits for the organisation.

Consultation Details: N/A

Background Documents: N/A

Revenue Cost	N/A	Source of Revenue Funding	N/A
Capital Cost	N/A	Source of Capital Funding	N/A
One off cost <input type="checkbox"/>	Ongoing cost <input type="checkbox"/>	Saving Proposal <input type="checkbox"/> If yes - existing or new saving? OR Income generation proposal <input checked="" type="checkbox"/>	

Professional comments section:

1. Finance Advice: This report requests approval to dispose of the asset specified in Appendix A. The details are exempt but the negotiations appear to meet the council's obligation to secure best consideration on council assets given the independent valuation and current offer. The council has a target of £21.6m in capital receipts in 2024/25 and disposals of this value will be required to meet that target.

Finance Business Partner: Ben Hegarty, Finance Business Partner Growth and Regeneration, 24 February 2025.

2. Legal Advice: The Council is under a duty by virtue of S123 of the Local Government Act 1972 to achieve best value for its assets and any disposal should be at the best price reasonably obtainable. Provided an independent valuation is obtained and the offer meets or exceeds the independent valuation the best value test will be met.

Legal Team Leader: Andrew Jones, Team Manager, Property Planning and Transport Team, 6 March 2025

3. Implications on IT: I can see no implications on IT regarding this activity.

IT Team Leader: Alex Simpson, Lead Enterprise Architect, 21 February 2025

4. HR Advice: There are no HR implications evident.

HR Partner: Celia Williams, HR Business Partner, 6 March 2025

APPENDICES

Appendix A (EXEMPT) – Further essential background / detail on the proposal	YES
Appendix B – Equality Impact Assessment (EqIA)	YES
Appendix C – Environmental Impact Assessment	YES
Appendix D – Decision Risk Assessment	NO
Appendix A – Exempt Information	YES
Appendix F – Details of consultation carried out - internal and external	NO
Appendix G – Options appraisal matrix	NO
Appendix H – Business case / financial analysis	NO