

REPORT

SUBJECT: DISPOSAL OF FREEHOLD INTEREST OF LAND AT COED UCHEL, GILWERN

**MEETING: Individual Cabinet Member Decision
- Cllr P. Murphy**

DATE: 13 DEC 2017

DIVISION/WARDS AFFECTED: Llanelly Hill

The appendix to the report is intended to be classed as exempt under Schedule 12A of the Local Government Act 1972 on the grounds that it reveals information in relation to the business and financial affairs of a particular person (inc the Local Authority holding that information). Please therefore treat the appendix as **confidential**.

1. PURPOSE:

- 1.1 To seek approval for the disposal of the freehold interest at Coed Uchel, Gilwern

2. RECOMMENDATIONS:

- 2.1 That the Council disposes of the freehold interest in the above premises to the long leaseholder.

3. KEY ISSUES:

- 3.1 The Council owns the freehold interest in the above property subject to a lease to United Welsh Housing Association for 125 years from 15 April 1991.
- 3.2 The site contains Unsupported Housing for Older People, and was constructed by United Welsh approximately 1989.
- 3.3 United Welsh approached MCC requested a Sale of the freehold to allow the Association to solidify its Assets.
- 3.4 MCC instructed an Independent Valuation for the sale of the Freehold, with United Welsh providing relevant financial information to assist the valuation and agreeing to cover Surveyor Costs attributable to the Valuation.

3.5 The Council will receive a capital receipt which has been agreed with United Welsh and achieves Market Value.

4 **OPTIONS APPRAISAL**

Option 1 – To decline opportunity to sell freehold and not realise the sum Agreed which was in excess of Independent Valuation.

Option 2 – Consider option to sell freehold subject to recovering costs, An Independent Valuation and Subject to Negotiation

5 **EVALUATION CRITERIA**

5.1 An evaluation assessment has been included at Appendix A for future evaluation of whether the decision has been successfully implemented. The decision will come back to this committee in 12 months for review.

6 **REASONS**

6.1 The Sale of the Freehold will support the 21st Century School Scheme and requirement to generate £40 million in capital receipts to support this.

7. **RESOURCE IMPLICATIONS:**

7.1 A one off capital receipt will be received from the Sale of the Freehold to contribute towards the 21st Century Schools Programme. There will be a small loss of revenue income to the Council in 2031 as a result of the sale.

7.2 The Council will seek to recover all further reasonable Legal & Professional Costs relating to the freehold sale.

8. **WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING):**

This decision does not impact on the delivery of any service or the provision of any service by the Council and therefore, while the implications have been considered a full assessment is not required.

9. **CONSULTEES:**

Local Member - Cllr Simon Howarth

Local Member – Cllr Jane Pratt

Monitoring Officer – Robert Tranter

Legal Services – Joanne Chase/John Rogers

10. **BACKGROUND PAPERS:**

Site location plan

Appendix – Independent Valuation Report (exempt)

AUTHOR:

Nicola Howells - Estates Surveyor
Ben Winstanley – Estates Manager

CONTACT DETAILS:

Tel: 01633 748338

E-mail: nicolahowells@monmouthshire.gov.uk

