

OFFICER DECISION: REPORT

ADDRESSED TO: Neil Hanratty, Director of Economic Development

PREPARED BY OR ON BEHALF OF: Paul Ryan on behalf of Helen Thomas,
Strategic Estates Operational Manager

The delegations to be exercised are numbered DE1 in the Council Scheme of Delegation

TITLE OF REPORT: Disposal of Wedal Road HWRC, Cathays, Cardiff

Appendices 1 & 2 of the report are not for publication as they contain exempt information of the description in paragraph 14 of Part 4 and paragraph 21 of part 5 of Schedule 12A of the Local Government Act 1972.

PROPOSAL:

The recommended decision is:

1. To dispose of the property by way of an off market sale to Cardiff & Vale University Local Health Board at a price defined by the independent valuation as outlined in the attached Report (Appendix 2).

The reasons for recommended decision

The reasons for approving the request to declare the property surplus to the Council requirements are:

1. To secure a disposal of the site and achieve a capital receipt for the Council.

PURPOSE

This report is to ensure that a proper and reasonable decision can be taken on the above proposal and

- (a) contains and/or appends all the information necessary to make a proper decision;
- (b) contains or appends all the advice given in relation to the proposal; and
- (c) has been prepared in accordance with the Council Scheme of Delegations

BACKGROUND

1. Wedal Road HWRC in Cathays is a Council owned property historically utilised as a Household Waste Recycling Centre and is currently used by Environment for this purpose. (Shown edged red on plan - Appendix 3)

2. The Council is committed through the Corporate Property Strategy 2015-2020 to pursue and identify opportunities to modernise the estate, reduce running costs, reduce the maintenance backlog, use space more efficiently and generate capital receipts through the disposal of surplus assets.
3. The property was originally identified for closure as part of the Cabinet Report of 16th July 2015 'New Household Waste Recycling Centre and ReUse Facility'. The closure was confirmed by Cabinet following call-in on 1st October 2015. The property is now able to be vacated and released for disposal.
4. The property has been scheduled for disposal in the 2017/2018 programme and has been reviewed at Asset Management Board and Asset Management Working Group throughout 2017/18 and no alternative operational uses have been determined.
5. The site will be sold to Cardiff & Vale University Local Health Board at the price within the Heads of Terms as set out in the confidential Appendix 1.
6. It has been agreed that The Council and the proposed purchaser will jointly commission an independent valuation under the NAWG Land Transfer Protocol to validate the sale/purchase price.

ISSUES

7. The Cardiff & Vale University Local Health Board is in the process of progressing plans for the development of services at UHW in line with their strategy, Shaping Our Future Wellbeing. The land would be used to support this work, with likely uses including doctor and visitor accommodation.
8. The site is located in a prosperous residential area of Cardiff, within close proximity to Heath Hospital. The purchasers are keen to secure this site due to its location and are willing to proceed on an unconditional basis.
9. It is, therefore, recommended that a sale to Cardiff & Vale University Local Health Board on the terms as set out in Appendix 1.

RESOURCE REQUIREMENTS

10. There are no resource requirements for the disposal of the afore-mentioned property. All costs will be met from the sale price of the property. All HR matters relating to the facility closure is a separate matter.

CONSULTATION REQUIREMENT

11. The disposal of the site to Cardiff & Vale University Local Health Board as a sole bidder accords with Welsh Government's guidance entitled Estate Co-ordination and Land Transfer Protocol.
12. The original rationalisation plan was dealt within a separate report. The proposal does not require the carrying out of consultation under statute or at law or by reason of some promise or undertaking previously given by or on behalf of the Authority.

CONSULTATION EXERCISE AND OUTCOME

13. Local Ward Members were notified of the decision to declare the property surplus in February 2016 and raised no objections to the disposal of the property.

ADVICE

14. The following advice has been sought on the proposal

Nature of advice: Finance

Disposal of the site will generate a capital receipt towards targets set in the capital programme. A prompt disposal should take place to minimise the costs of maintaining the property whilst vacant.

Responding officer: Anil Hirani

Date given: 6th February 2018

Nature of advice: Legal

The Council is required to obtain the best consideration reasonably obtainable from its property disposals pursuant to section 123 of the Local Government Act 1972.

Responding officer: Geoff Shimell

Date given: 25th January 2018

BACKGROUND PAPERS

15. The following are the background papers:

Appendix 1 – Heads of Terms- Not for publication

Appendix 2 – Disposal Proforma & Valuation – Not for publication

Appendix 3 – Site Plan

Signature: 

Designation: OPERATIONAL MANAGER
STRATEGIC ESTATES

Report date: 7th February 2018 Report Reference SED /PR/29303_00

OFFICER DECISION

DECISION UNDER THE COUNCIL

The delegations to be exercised are numbered DE1 in the Council Scheme of Delegation

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DECISION:

1. To dispose of the property by way of an off market sale to Cardiff & Vale University Local Health Board at a price defined by the independent valuation as outlined in the attached Report (Appendix 2).

REASON FOR DECISION:

1. To secure a disposal of the site and achieve a capital receipt for the Council.

- (a) The answer is "Yes" to each and every question in the current Report Verification Rules.
- (b) I have read and taken into account the attached report bearing reference SED /PR/29303_00 dated 7th February 2018 the documents appended to it and all other material considerations; and
- (c) I have made the decision set out above for the reason(s) stated in exercise of powers delegated made to me under and in accordance with the Council Scheme of Delegations

Signed:

N. Hanrahan

Designation:

DIRECTOR OF ECONOMIC DEVELOPMENT

Date:

20th MARCH 2018

A copy of this decision must be sent as follows:

- (a) in the case of an Executive decision by the Chief Executive or a Corporate Director to the Head of Executive Business
- (b) in the case of a Council decision by the Chief Executive or a Corporate Director to the Clerk to the Council
- (c) in the case of a decision by any other officer to the person designated in accordance with the procedure of the relevant service area
- (d) where there are budgetary implications to the Chief Financial Services Officer

For Executive Business Office use:

Received on..... (date).

Decision allocated reference: