

**OVERVIEW & SCRUTINY
COMMITTEE**

8TH October 2013

VACANT COUNCIL PROPERTIES (NON-DWELLING)

Relevant Portfolio Holder	Councillor John Fisher, Portfolio Holder for Corporate Management
Portfolio Holder Consulted	Yes
Relevant Head of Service	Teresa Kristunas, Head of Finance & Resources
Wards Affected	All

1. SUMMARY OF PROPOSALS

- 1.1 The report advises Members of the current position regarding any Council owned vacant non-dwelling properties in the Borough.

2. RECOMMENDATIONS

The Committee is asked to RESOLVE

that the report be noted.

3. KEY ISSUES

- 3.1. Members of the Committee requested that officers prepare a report on the Council non-dwelling properties, excluding the business centres. A report on the business centres was presented to member in March 2013.
- 3.2. The Council has significant portfolio over 100 non-operational properties the majority of which are let to either commercial or voluntary sector organisations. 2/3rd of the properties are retail units based in local centres or in small parades such as Batchley Road. Also included in the portfolio are a small number of properties that have been declared surplus for operational purposes which are being considered for reuse or disposal. The average void rate across the portfolio is 6%.
- 3.3. The progress with properties/land declared surplus and approved for disposal is monitored via the Development Group.
- 3.4. The Council currently has the following vacant properties within its' portfolio of non-operational buildings:

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Property	Void Date and Reason	Current position
Threadneedle House		
- former HMRC Officer	02/05/2011 End of lease	Report to Executive on 12th November re options. No longer required to accommodate officers from Bromsgrove District Council. Other parties are looked at the building with a view to taking up occupation but no parties have pursued the matter any further.
- former Barclays Bank	22/03/2013 Surrender of lease by Barclays	
54 South Street (former REDI Centre)	31/12/2010 Decision of Members regarding Centre.	Several interested parties whilst vacant. To be marketed for disposal following Council approval on 15 th October. Report to Executive Committee on 17 th September.
Upper Norgrove, Church Road	30/11/2010 Subject to significant fire damage	Outline planning permission refused. Awaiting outcome of Planning decisions on adjoining land.
Unit 10, Matchborough Centre	22/09/2011 Lease ended	Several viewing but no confirmed interest currently
Unit 2, Woodrow Centre	03/06/2013 Tenant defaulted	Under discussion with former tenant
Unit 3, Woodrow Centre	03/06/2013 Tenant defaulted	
Anchorage	16/06/2007 Lease ended. Links with neighbouring properties. Issues with land ownership.	Under offer.

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Property	Void Date and Reason	Current position
Salop Road	31/03/2009 Former meeting room used by Community Relations Council/Age Concern.	Sold subject to contract
132 Oakly Road	01/08/2012 End of lease. Declared surplus.	Sold subject to contract
Hewell Road Pool site	29/01/2012 New pool opened at Abbey Stadium	Sale agreed

Financial Implications

- 3.4 There can be security and other costs associated with vacant properties. The level of cost is dependent upon the nature and location of the building.

Legal Implications

- 3.5. There are no legal implications.

Service / Operational Implications

- 3.6. No direct service implications. Operationally Property Services are responsible for managing the risk associated with vacant properties.

Customer / Equalities and Diversity Implications

- 3.7. No direct implications.

4. RISK MANAGEMENT

There are a number risks associated with void properties and these are being managed by Property Services.

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5. BACKGROUND PAPERS

Files held by Property Services.

AUTHORS OF REPORT

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