

## **Record of Decision**

### **Proposed freehold disposal of surplus asset - Tor Hill Centre, Tor Hill Road, Torquay, TQ2 5RF**

#### **Decision Taker**

Elected Mayor on 02 May 2018

#### **Decision**

That the Executive Head of Assets and Business Services, in consultation with the Chief Executive of the TDA, be authorised to dispose of the freehold interest of the land area 363.4 sq m (0.089 acres), gross internal area 428 sq m (4,607 sq ft) known as Tor Hill Day Centre, Tor Hill Road, Torquay, TQ2 5RF as outlined in red on Map EM2961 attached to this Record of Decision.

#### **Reason for the Decision**

The property is no longer required and is surplus to the Council's requirements and therefore it is proposed that the land is disposed of by way of auction on a date to be agreed to the highest bidder.

#### **Implementation**

This decision will come into force and may be implemented on 11 May 2018 unless the call-in procedure is triggered (as set out in Standing Orders in relation to Overview and Scrutiny).

#### **Information**

The former Day Centre until recently has been used operationally as a store. The building is vacant and the condition of the building is in a rundown state. Due to the condition of the building the Energy Performance Certificate (EPC) provided an energy performance asset rating of 137 'F'. The Energy Efficiency (Private Rented Sector) (England and Wales) Regulations 2015, provided minimum energy efficiency standards (MEES). MEES state that it is unlawful to let residential or commercial properties with an EPC rating of 'F' or 'G'. This came into force on 1 April 2018. The regulations will be enforced upon the granting of a new lease and the renewal of existing leases. Landlords will be required to ensure compliance before the lease is granted. The vacant building was openly marketed for lease which raised limited interest with one offer received at nil rent. Due to the implementation of MEES, the property was removed from the letting market just prior to 1 April 2018.

The property would require significant investment due to MEES to bring the property up to a lettable standard, with no guarantee this investment being recovered through a rent received. Therefore it was recommended the property was declared surplus to Council requirements and disposed of by way of auction to the highest bidder on terms to be agreed by the Estates Manager.

This property on disposal will provide a capital receipt to help supplement the Council's capital programme. It will also reduce the Council's liability of further maintenance spending. A successful sale will help minimise the Council's costs, and so relieve pressure on the revenue budget.

#### **Alternative Options considered and rejected at the time of the decision**

None

**Is this a Key Decision?**

No

**Does the call-in procedure apply?**

Yes

**Declarations of interest** (including details of any relevant dispensations issued by the Standards Committee)

None

**Published**

2 May 2018

Signed: \_\_\_\_\_  
The Elected Mayor of Torbay

Date: 2 May 2018