

Supporting Information and Impact Assessment

Service / Policy:	TDA
Executive Lead:	Mayor
Director / Assistant Director:	Steve Parrock

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Section 1: Background Information

1.	<p>What is the proposal / issue?</p> <p>That four Council Real Estate Assets be declared no longer required for service delivery. The four assets are:</p> <ul style="list-style-type: none"> • Land adj. no4. Berry Head Road • North Boundary Road Play Park • Land at Green Park Road • Bay Tree House
2.	<p>What is the current situation?</p> <p><u>Land adj. no.4 Berry Head Road</u> This piece of amenity land is currently subject to ongoing maintenance liabilities for the Council. Natural Environment have highlighted this site as a 'high Value public Space similar to Shoalstone, breakwater and the south West Coast Path'. If sold it has the potential of generating income for the Council which contributes to Council's Capital Programme.</p> <p><u>North Boundary Road Play Park</u> The site (as a play area) is not well overlooked and has minimal play value and is currently subject to ongoing maintenance liabilities for the Council. If sold, this could provide a capital receipt for the Council.</p> <p><u>Land at Green Park Road</u> This site was highlighted as a possible asset disposal site by the SLTG. It is currently subject to ongoing ground maintenance liabilities. If sold it has the potential of providing a capital receipt for the Council.</p> <p><u>Bay Tree House</u> Bay Tree House has previously been leased to the Care Trust who has recently declared the property surplus to operational requirements and will be returning the property to the Council in January 2017. In order to maintain the integrity of the vacant building programme of planned maintenance would be required to prevent deterioration. Otherwise the asset will quickly become a maintenance liability. In addition to the repair and maintenance liabilities the</p>

	Council will be liable for Business Rate until an alternative use is established or the property is disposed of.
3.	<p>What options have been considered?</p> <p>The assets could be retained and the repair and maintenance of the sites carried out by the Council.</p> <p><u>Land adj. no.4 Berry Head Road</u> Maintain as open space</p> <p><u>North Boundary Road Play Park</u> Retain as a play park</p> <p><u>Land at Green Park Road</u> Maintain as open space</p> <p><u>Bay Tree House</u> Property has been advertised for lease on Right Move since September 2016 with minimal interest. If retained it would become a liability for the Council.</p>
4.	<p>How does this proposal support the ambitions, principles and delivery of the Corporate Plan 2015-19?</p> <p>The effective use of assets is a key factor in delivering to the community of Torbay the objectives and priorities they have set for the Council.</p> <p>The Council's Corporate Asset Management Plan (CAMP) 2015-2019 sets out the strategies to achieve the most efficient use of assets.</p> <p>The principle aim of CAMP is to ensure that the opportunity cost of financial resources tied up in land and buildings is minimised, and that capital and revenue expenditure on the portfolio is directed efficiently and effectively to provide value for money.</p>
5.	<p>Who will be affected by this proposal and who do you need to consult with?</p> <p>The disposal of assets not required for service delivery will enable the capital receipts to be reinvested into the Council's existing capital programme, and save ongoing repair and maintenance costs which will contribute to the Council's objectives and therefore benefitting the residents of Torbay.</p> <p>Consultation with Council service areas, Ward Cllr's and the Local Access Forum is underway and any comments that are received will be included in the final report as an additional appendix item.</p> <p>The disposal of assets not required for service delivery has been identified as one of several initiatives to provide additional funding to tackle the urgent land and building backlog maintenance liability and provide receipts for the Capital</p>

	<p>Programme. Inevitably, there may be some objections to the disposal of one of more of the assets. Failure to consult adequately may lead to abortive disposal work should some of the disposals not proceed. The risk has been mitigated by consulting adequately and by advertising prior to any marketing taking place.</p>
6.	<p>How will you propose to consult?</p> <p>The above groups and organisations have been contacted and will be asked to comment on the proposal to dispose of the asset.</p>

Section 2: Implications and Impact Assessment	
7.	<p>What are the financial and legal implications?</p> <p>When an asset is considered to be available for sale, either with or without planning consent, an external agent (as deemed appropriate) will be instructed to sell the asset in accordance with the Council Standing Orders.</p> <p>The net proceeds of sale are then transferred to the Corporate Centre for distribution and prioritisation.</p>
8.	<p>What are the risks?</p> <p>Failure to consult adequately may lead to abortive disposal work should some of the disposals not proceed.</p>
9.	<p>Public Services Value (Social Value) Act 2012</p> <p>Not applicable</p>
10.	<p>What evidence / data / research have you gathered in relation to this proposal?</p> <p>Evidence would suggest that disposal of the sites and subsequent sale of the land/building would provide a capital receipt for the Council.</p>
11.	<p>What are key findings from the consultation you have carried out?</p> <p>Consultation is currently being undertaken and any feedback will be provided in an additional appendix in the final report.</p>

12.	Amendments to Proposal / Mitigating Actions In reaching a decision on the proposals, the Mayor will consider any comments or observations received and if appropriate amend the proposals.

Equality Impacts

13	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people			There is no differential impact on Older or younger people with regard to this proposal.
	People with caring Responsibilities			There is no differential impact on People with caring responsibilities with regard to this proposal.
	People with a disability			Although there is no differential impact on people with a disability, where appropriate, the Secretary for the Torbay Local Access Forum has been sent individual plans, seeking any comments or observations on the proposals.
	Women or men			There is no differential impact on Women or men with regard to this proposal
	People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			There is no differential impact on People who are black or from a minority ethnic background (BME) with regard to this proposal.
	Religion or belief (including			There is no differential impact

lack of belief)			on Religion or belief (including lack of belief) with regard to this proposal.
People who are lesbian, gay or bisexual			There is no differential impact on People who are lesbian, gay or bisexual with regard to this proposal
People who are transgendered			There is no differential impact on People who are transgendered with regard to this proposal.
People who are in a marriage or civil partnership			There is no differential impact on People who are in a marriage or civil partnership with regard to this proposal.
Women who are pregnant / on maternity leave			There is no differential impact on Women who are pregnant / on maternity leave with regard to this proposal.
Socio-economic impacts (Including impact on child poverty issues and deprivation)	The three Council Real Estate Assets that are being declared no longer required for service delivery will enable the capital receipts to be reinvested into the Councils existing programme, which will contribute to the Councils objectives and therefore benefitting the residents of Torbay.		
Public Health impacts (How will your proposal impact on the general health of the population of Torbay)			The asset is being returned to the Council from the Care Trust due to the fact it is no longer required for service delivery. It is through this action that the Council have determined the disposal of Bay

			Tree House will have no differential impact on Public Health.
14	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)		
15	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)		

