

## **Record of Decision**

### **Proposed freehold disposal of Echo Building, St James Road, Torquay, TQ1 4AZ**

#### **Decision Taker**

Elected Mayor on 02 January 2019

#### **Decision**

That, subject to applying the Asset of Community Value Policy, the Assistant Director of Business Services, in consultation with the Chief Executive, be authorised to dispose of the freehold interest of the land area 405.5 sq. m (4,365.3 sq. ft.), gross internal area 294 sq. m (3,164.6 sq. ft.) known as Echo Building, St James Road, Torquay, TQ1 4AZ.

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

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

#### **Implementation**

This decision will come into force and may be implemented on 10 January 2019 unless the call-in procedure is triggered (as set out in Standing Orders in relation to Overview and Scrutiny).

#### **Information**

The assumed former Church until recently has been let to the charity Action for Children and used as a Children's Centre. The building is now vacant and the condition of the building is reasonable given the previous use.

It is recommended the property is declared surplus to Council requirements and disposed of by way of auction to the highest bidder on terms to be agreed by the Assistant Director of Business Services, subject to consideration of the Council's Assets of Community Value Policy as the Elected Mayor agreed to register this building as an Asset of Community Value on 19 December 2018.

The Policy States:

"Should an owner of a community asset wish to enter into a relevant disposal or a binding agreement to enter into a relevant disposal, they must satisfy each of the following conditions:-

- a) A period of six weeks has passed since the notification was received by the Council without the Council having received during that period a written request from any community interest group to be treated as a potential bidder in relation to the asset; ("interim moratorium");
- b) Where the Council has received a written request from a community interest group to be treated as a potential bidder during the six week period from notification being received from the owner; a period of six months has passed since the notification was received from the owner; ("full moratorium period") and;

- c) The relevant disposal takes place **within** a period of 18 months since the notification was received by the Council (the owner is free to sell the asset to whomever they choose and at whatever price within this period) (“protected period”).”

**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 January 2019

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

Date: 2 January 2019