

# EXECUTIVE BOARD DECISION



**REPORT OF:** Executive Member for Finance and Governance,

**LEAD OFFICERS:** Director of Finance & Customer Services,

**DATE:** Thursday, 9<sup>th</sup> January 2020

**PORTFOLIO(S) AFFECTED:** Growth and Development

**WARD/S AFFECTED:** Bastwell and Daisyfield;

**KEY DECISION:** Y

## **SUBJECT:**

Disposal of Brookhouse Business Centre, Blackburn

### **1. EXECUTIVE SUMMARY**

The Council owns a number of commercial investment estates across the Borough. As part of the ongoing strategic review of Council assets, this particular investment has been identified as one where realising a capital receipt would better serve the Council than continuing with ongoing resource intensive management to receive a rental income stream. It is recommended, therefore, that the Council dispose of the premises by way of auction.

### **2. RECOMMENDATIONS**

That the Executive Board approves the disposal by auction of land and buildings referred to in this report on the terms recommended.

### **3. BACKGROUND**

The estate currently has six occupational tenants. Over the years the estate has proved resource intensive to manage. Whilst the estate generally attracts local businesses it has not normally been of particular appeal to users from the wider Borough and region. Now is believed a suitable time to dispose of the property for the Council to realise a capital receipt and focus its resources on estates which are better at promoting inward investment type users and employment creation.

### **4. KEY ISSUES & RISKS**

Demand is anticipated from local business and investors, the property being in an established location of steady demand in normal market conditions.

### **5. POLICY IMPLICATIONS**

The disposal method accords with the Council's approved policy for disposal.

### **6. FINANCIAL IMPLICATIONS**

The Council will receive a capital receipt but lose the opportunity to realise any annual rent.

## 7. LEGAL IMPLICATIONS

The reasoning and consideration as to the Council's disposal policy has been discussed elsewhere. Under S.123 of the Local Government Act 1972 the Council is obliged to obtain best consideration reasonably obtainable.

## 8. RESOURCE IMPLICATIONS

Legal and surveyor resources are required to complete the transaction.

## 9. EQUALITY AND HEALTH IMPLICATIONS

**Please select one of the options below.**

Option 1  Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2  In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision.

Option 3  In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision.

## 10. CONSULTATIONS

The proposal has been subject to consultations between Council Officers and relevant Executive Members.

## 11. STATEMENT OF COMPLIANCE

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

## 12. DECLARATION OF INTEREST

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded in the Summary of Decisions published on the day following the meeting.

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<b>DATE:</b>	
<b>BACKGROUND PAPER:</b>	Site plan.