

**Committee Name and Date of Committee Meeting**

Cabinet – 20 November 2023

**Report Title**

Disposal of 1 Treefield Close Rotherham

**Is this a Key Decision and has it been included on the Forward Plan?**

Yes

**Strategic Director Approving Submission of the Report**

Judith Badger, Strategic Director of Finance and Customer Services

**Report Author(s)**

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**Ward(s) Affected**

Keppel

**Report Summary**

The purpose of this report is to seek approval for the disposal of 1 Treefield Close Rotherham, at Market Value which is to be determined independently by the District Valuer. The Council has determined that this property is no longer required for operational purposes and as such is surplus and proposed for disposal. The proposed route to disposal has been outlined in exempt Appendix 2.

**Recommendations**

1. That Cabinet approves the disposal of 1 Treefield Close at Market Value.
2. That the Assistant Director of Planning, Regeneration and Transport negotiates the terms and conditions of the disposal on the basis set out within exempt Appendix 2.

**List of Appendices Included**

Appendix 1 Disposal plan  
Appendix 2 Exemption Report  
Appendix 3 Equality Analysis  
Appendix 4 Carbon Impact Assessment

**Background Papers**

None

**Consideration by any other Council Committee, Scrutiny or Advisory Panel**

None

**Council Approval Required**

Yes

**Exempt from the Press and Public**

Yes

A partial exemption is sought for Appendix 2 under Paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act 1972 is requested, as this Appendix 4 contains sensitive commercial information relating to a transaction between a number of parties including the Council.

## Disposal of 1 Treefield Close Rotherham

### 1. Background

- 1.1 1 Treefield Close, as identified edged red within the attached Appendix 1 is a traditional 1960's brick built two storey building, used previously by Adult Social Care services for a Respite Centre.
- 1.2 Following the Cabinet Approval (21st May 2018) for the transformation of the Learning Disability Service over the period 2018-2020, Treefield Respite Centre was decommissioned, and services were relocated from the existing building to alternative care and support provided within the local community. As a result of this Treefield Respite Centre became surplus to the service requirements.
- 1.3 Following a full property review by the Strategic Asset Management Team the property has been declared surplus to the Councils operational requirements as no alternative internal use has been identified. In May 2021, the Asset Management Board supported the view that the property would be suitable for a disposal. From March 2021 Children and Young People's Services Directorate have made use of the building on a short-term basis to support the delivery of social care services and their wider savings delivery plans. However, the CYPS Directorate do not have a long-term use for the building and are supportive of its proposed disposal.
- 1.4 The valuation of the property which it is to be disposed of is to be determined by the District Valuer which is detailed in exempt Appendix 2.

### 2. Key Issues

- 2.1 The property is to be disposed of by way of a private treaty sale. This will ensure the property sale is completed in a timely manner. The proposed approach to the disposal is outlined in detail within Appendix 2.
- 2.2 The disposal of this asset will produce a capital receipt as detailed within the exempt Appendix 2 that will contribute towards the Councils Medium Term Financial Strategy. Disposal of the property will also reduce the Council's holdings costs for operational and surplus property as this property costs the Council £22.3k per year.

### 3. Options considered and recommended proposal

- 3.1 **Option 1** - To dispose of the property by private treaty at the given market value that is being determined by the District Valuer as detailed within the exempt Appendix 2. This disposal is on the basis that the Council no longer has an operational use for the asset and as such has declared it surplus to requirements.
- 3.2 This Option will result in a Capital Receipt, this is the recommended option.  
**Option 2** – To retain the property as part of the Councils asset base, this is not the recommendation as it has already been declared as surplus to the Councils requirements. The Council has no use for the building, as such if

the Council were to retain the building it would cost the Council on average £22.3k per year in holding costs and lead to further longer-term maintenance and repair costs.

#### **4. Consultation on proposal**

4.1 All local ward members have been fully consulted on this matter.

#### **5. Timetable and Accountability for Implementing this Decision**

5.1 Once approval is obtained Legal Services would be instructed to draft the necessary documentation to complete the sale. The financial transactions in relation to the sale will be managed as part of that process, with transactions and ownership transferring at the same point.

#### **6. Financial and Procurement Advice and Implications**

6.1 The proposed disposal of the property will reduce the Council's annual operational and surplus buildings holdings costs, repairs, and maintenance by £22.3k per year. In addition, the capital receipt as indicated in the exempt Appendix 2 will provide a capital receipt to the Council to support the Council's Medium Term Financial Strategy.

6.2 There are no procurement implications arising from the disposal of this asset.

#### **7. Legal Advice and Implications**

7.1 The Council is required to achieve "best consideration" in the disposal of assets by Section 123 of the Local Government Act 1972. The usual way to establish best consideration on a disposal of a property is through an open market sale or auction sale. However, in some circumstances this is not possible. In this case the Council wishes to sell the property to a special purchaser so cannot proceed with an open market sale. Accordingly, best consideration is established via a valuation carried out by the District Valuer. There are no other substantive legal implications arising from the content of this report.

#### **8. Human Resources Advice and Implications**

8.1 There are no direct HR implications arising from this report.

#### **9. Implications for Children and Young People and Vulnerable Adults**

9.1 There are no direct implications for Young People and Vulnerable Adults arising from this report.

#### **10. Equalities and Human Rights Advice and Implications**

10.1 There are no direct implications for equalities or human rights arising from this report.

**11. Implications for CO2 Emissions and Climate Change**

11.1 A Carbon Impact Assessment Form is attached in Appendix 4.

**12. Implications for Partners**

12.1 None.

**13. Risks and Mitigation**

13.1 The risk of not obtaining the approval for the sale will result in a loss of a Capital receipt.

**14. Accountable Officers**

Rob Mahon, Assistant Director – Financial Services

Approvals obtained on behalf of Statutory Officers: -

	<b>Named Officer</b>	<b>Date</b>
Chief Executive	Sharon Kemp	06/11/23
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	02/11/23
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	02/11/23

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