

**Land and Asset Management
Committee**

15th June, 2017 at 5.15 pm
at the Sandwell Council House, Oldbury

Present: Councillor Gavan (Chair);
Councillors Edis, Eling, P Hughes and Preece.

Apology: Councillor Moore.

6/17 **Minutes**

Resolved that the minutes of the meeting held on 26th January, 2017 be confirmed as a correct record.

7/17 **Exclusion of the Public**

Resolved that the public and press be excluded from the rest of the proceedings to avoid the possible disclosure of exempt information under Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 relating to the financial or business affairs of any particular person (including the authority holding that information).

Business Matter

8/17 **Capital Receipts 2016/17**

The Committee received details of the total capital receipt achieved in the 2016/17 financial year as a result of the sale of surplus land and property belonging to the Council.

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The report highlighted the sale price, completion date, authority utilised to affect the disposal, valuation, reason for sale and method of sale.

Members noted the information and welcomed future updates in order to seek reassurances that the Council strived to meet market value when disposing of land and property.

Key Decisions

9/17

Disposal of Freehold Interest at 57 Edgbaston Road, Smethwick

Approval was sought to declare 57 Edgbaston Road, Smethwick surplus to Council requirements and to authorise disposal of the freehold interest therein on the open market.

57 Edgbaston Road was a large detached Victorian property formerly leased to Sandwell Homes and Resettlement Project who provided, on behalf of the Council, a range of support and help to homeless people in the borough.

Sandwell Homes and Resettlement Project had adapted the property to provide nine flats which were subsequently used as short term lets for homeless people, however, they had vacated the premises in order to operate the services provided from Churchvale, Lowry Close, Smethwick, another Council property.

Since vacation of 57 Edgbaston Road, a feasibility study had been undertaken to ascertain whether or not the property could be brought back into beneficial use. However, it was considered that the cost of refurbishment was prohibitive to allow for letting of the property under the usual housing residential tenancy.

In these circumstances, it was recommended that the property was declared surplus to Council requirements and offered for disposal on the open market.

The Committee was minded to recommend that officers investigate the matter in more depth. The footprint of the land provided the opportunity to extend and members requested that consideration of the matter be deferred to enable a fully costed appraisal to be undertaken and for all options to be investigated.

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Resolved that consideration of disposal of the freehold interest at 57 Edgbaston Road, Smethwick, be deferred to enable officers to undertake a fully costed appraisal and to investigate all available options.

(Meeting ended at 5.48 pm)

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