
Executive

25 July 2006

Report of the Corporate Landlord

CLIFTON FAMILY CENTRE , BURTON STONE LANE.

Summary

1. This report recommends demolition of the existing centre at Burton Stone Lane, and subsequent sale of the site, on completion of the new children's centre.

Background

2. Following the Family Centre's Review Group meeting of the 12 July 2002, Members decided to relocate family centres at Clifton, Hob Moor and Tang Hall on to primary school sites. By linking with other services, such as Surestart, an integrated provision would be achieved. The new Clifton Children's Centre is due for completion in September 2006, at Clifton Green Primary School.
3. The existing property is shown by black verge on the plan attached at Annex 1. It contains a two-storey brick building of 312 sq metres (3,359 sq ft) dating from 1960 on a site of 1540 sq. metres (1840 sq. yds.)

Consultation

4. Ward Members – No objections have been raised to the sale/demolition of the existing centre.
5. Other Services – No other service needs have been identified.

Options

There are three main options:

6. (a) To retain the property. As no alternative use has so far been identified, this option is not recommended

(b) To sell the property as it stands. As a purpose built institution, laid out in office format, sale for re-use is not recommended as giving best value.

(c) To demolish the property then dispose of the site for redevelopment and a capital receipt. This option is recommended.

Analysis

7. To retain the property longer than necessary may lead to vandalism and therefore a risk to public safety and the amenity of nearby residents. Demolition then sale of the site will enable redevelopment to take place, subject to planning consent, and at the best available value. Residential redevelopment accords with planning policies.
8. The building is purpose built , and in an office format. Re-use of the existing building is not likely because;
 - the use would not give best value, and
 - site coverage is poor, in that the existing building occupies the front of the site precluding use of the rear land.

There should be little difference in value between the council paying for demolition, out of the proceeds of sale, and selling the building for a developer to demolish. However, site security will be improved by early demolition. Engineers are looking at the comparative costs of demolition and site security guards , and an update will be available at the meeting.

9. Indicative schemes have been prepared by planning consultants to show that the site can accommodate between 8 and 12 units. Detailed planning consent will be the responsibility of the purchaser. An initial outline application has been submitted on behalf of the council.

Corporate Priorities

10. The proposed sale will contribute towards corporate policy number 6 in ensuring that council services are accessible and inclusive, and to build strong and proud local communities. The integration of services with Clifton Green Primary School achieves this, and the sale of the existing site will help to fund the capital programme to provide other facilities that will serve York citizens.

Implications

11. There are no **Human Resources, Equalities, Legal or Information Technology** implications relating to the proposals in this report.
12. **Financial Implications** - The sale of the site of the existing Clifton Family Centre was included in the list of target capital receipts approved by Executive in February, to fund the capital programme 2006 – 09. Failure to realise the receipt may lead to an overall reduction in the capital programme or the use

of alternative funding mechanisms, the most likely of which would be prudential borrowing. The financial implications of unsupported borrowing would be incurring an ongoing charge to the revenue account in the form of Minimum Revenue Provision (4% per annum) and the interest costs of the loan (approximately 4.65% per annum of the receipt value). The amount is given in Exempt Annex 2.

13. **Property Implications** – These are included within the report.
14. **Crime and Disorder Implications** - The demolition of the existing buildings and early redevelopment of the site will reduce the possibility of anti-social behaviour resulting from the presence of a redundant building in the community.

Risk Management

15. The main risks to the recommendation are:-
 - Not obtaining planning consent.
 - Not achieving a sale at a realistic value.
16. These will be reduced by the meeting of local plan design criteria in respect of planning, and by widely marketing the site to appropriate local builders and developers, in respect of the sale. Both risks are regarded as low.
17. The valuation and proposed reserve price are set out in Exempt Annex 2.

Recommendations

18. Members are asked to approve the option in paragraph 6 (c) above, that the existing property be demolished on vacation and the site be sold at the earliest possible date for redevelopment and a capital receipt, for the main reasons summarised below:-
 - a) Public amenity and safety
 - b) To attract a new beneficial use for the existing site on relocation of the service
 - c) To raise a capital receipt to support the capital programme, which has included the new Family Centre

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Report Approved



Date 3rd July 2006



Specialist Implications Officer(s) *List information for all*

Implication ie Financial

Name Tom Wilkinson

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Wards Affected: Clifton

All

For further information please contact the author of the report

Background Papers:

The indicative drawings and planning consultants report available at Property Services, contact David Baren, telephone (01904) 553306 email david.baren@york.gov.uk

Annex 1 – Plan

Annex 2 – Confidential Valuation

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