



REPORT

SUBJECT: Sale of Old County Hall site, Croesyceiliog

MEETING: Cabinet

DATE: 4th February 2015

DIVISION/WARDS AFFECTED: Not applicable

1. PURPOSE

To jointly approve with Torfaen County Borough Council (TCBC) the terms and conditions of sale of the old county hall site in Croesyceiliog.

2. RECOMMENDATIONS

- 2.1 That the terms and conditions of sale proposed in the attached report, specifically Section 12 (Appendix 1) be approved.
- 2.2 Within the constraints of the financial tolerances described within the attached report (Appendix 1), that any further decisions necessary to make progress with the sale be delegated to the Head of Operations (Monmouthshire County Council representative on the joint officer working group) and Head of Finance in consultation with the relevant Cabinet Member(s).

3. KEY ISSUES

- 3.1 When TCBC and MCC agreed to vacate County Hall in Croesyceiliog a joint Project Working Group was established with various delegated powers to progress the disposal of the asset. This was reported to and agreed by members in a Cabinet report presented on 20 July 2011
- 3.2 An early decision was that the site would be more valuable if cleared prior to offer for sale and the buildings were subsequently demolished and the site prepared for sale. Funding for the demolition and landscaping of the County Hall site was approved, with Torfaen and Monmouthshire each contributing £1m. Further funding from the surplus on the previous Monitor Facilities accounts of £312,000 was also made available
- 3.3 Outline planning approval for residential development on the site was subsequently sought and was granted on 23 November 2012 in line with Torfaen's Local development Plan proposals
- 3.4 It was agreed that the officers of MCC would lead on demolition, clearance and preparation of the site with any technical staff time being met from the project funding. In subsequent discussions the Project Working Group

agreed that TCBC officers would lead on the marketing and disposal of the site, with related staff time met from the proceeds of disposal.

- 3.5 The Project Working Group was originally established with representation from the Police and Crime Commissioner (PCC) (formerly Gwent Police) on the understanding that the PCC would be vacating their headquarters adjacent to the County Hall site in 2013 and the site would then be prepared for sale as a single lot. However, these plans did not materialize and during 2014 the PCC indicated that they were reconsidering options surrounding the provision of a police headquarters (at this time officers are not aware of what options for the provision of a HQ are under consideration by the PCC)

However TCBC officers have ascertained that the withdrawal of the PCC HQ site area would not adversely affect the sale value of the County Hall site area so disposal has progressed without the inclusion of the PCC HQ site.

4. REASONS

- 4.1 The preparation of the site for disposal has progressed within the approvals previously granted by the two authorities. However we are now at the stage where further approval is required by the two authorities to proceed with the sale of the site in line with the attached report (prepared by TCBC officers).
- 4.2 At the outset it was agreed in principle that it was in the best interest of both authorities that they act jointly in managing the disposal of the site. To complete the sale both authorities are again asked to approve common recommendation(s) so the same report is being presented for approval to each authority (TCBC Cabinet will consider the report on the 10th February 2015).

5. RESOURCE IMPLICATIONS

As detailed within the body of the report (appendix 1).

The receipt value assumed with the capital budget forecast is £1.5m.

The demolition and preparation of the site, coupled with ongoing costs such as security has been funded separately by the two authorities. Costs incurred are £422,587(revenue) and 1,681,205 (capital) both of which fall within the approved budgets.

6. SUSTAINABLE DEVELOPMENT and EQUALITY IMPLICATIONS

This report seeks approval for terms and conditions of sale of an asset. It has no impact upon any service nor makes any recommendations upon how the capital receipt might be used. As such an Eqia or Sustainable development assessment are not considered necessary.

7. CONSULTEES:

SLT
Cabinet members

8. BACKGROUND PAPERS:

9. AUTHORS

Roger Hoggins, Head of Operations

CONTACT DETAILS: rogerhoggins@monmouthshire.gov.uk