

<b>Report of:</b>	<b>Head of Housing &amp; Partnerships</b>
<b>Contact Officer:</b>	<b>Peter Grinnell</b>
<b>Telephone No:</b>	<b>01543 464524</b>
<b>Portfolio Leader:</b>	<b>Housing</b>
<b>Key Decision:</b>	<b>No</b>
<b>Report Track:</b>	<b>Cabinet: 14/06/18</b>

**CABINET**  
**14 JUNE 2018**  
**FORMER GROVE COLLIERY OFFICE BUILDING,**  
**137 LIME LANE, LITTLE WYRLEY**

**1 Purpose of Report**

- 1.1 Seek Cabinet authority to declare the above property surplus to Council requirements and authorize its marketing for sale.

**2 Recommendations**

- 2.1 That Cabinet approve the Recommendation set out in Section 5.2 of the report for the above property to be declared surplus to Council requirements and to authorize its marketing for sale.
- 2.2 That Cabinet delegates authority to the Head of Economic Development to instruct agents to market the above property for sale and to take all other actions required to implement the recommendation.
- 2.3 That Cabinet grants authority for the Head of Economic Development to dispose of the above property at market value.

**3 Key Issues and Reasons for Recommendation**

- 3.1 The former Grove Colliery Office Building is located on a Council owned site of some 0.42 acres on Lime Lane close to the former Grove Colliery Site and comprises a derelict two storey office building of approximately 697 square metres (7,500 sq ft).
- 3.2 The buildings have remained vacant for many years and are derelict as evidenced by a recent condition survey which indicates a projected cost of £1.258M to put the building back in to repair.
- 3.3 The continued retention of the building would impose additional ongoing costs for the Council in keeping the premises secured and dealing with matters of anti social behaviour.

- 3.4 It is considered most likely that any prospective purchaser will wish to demolish the existing building and redevelop the site subject to planning permission. The location of the property is such that there is likely to be limited demand given both the potential costs of demolition and the nearby land uses.

#### **4 Relationship to Corporate Priorities**

- 4.1 In accordance with the Council's Asset Management and Energy Management Strategy 2013 – 2018 the Council will use its non-operational assets to generate capital receipts and where possible support the growth and regeneration plans for the District.

#### **5 Report Detail**

- 5.1 The proposed sale of the above property will not only avoid ongoing maintenance and security costs for the Council but also generate a capital receipt the level of which will be determined by market demand.
- 5.2 It is therefore recommended that the property to be declared surplus to Council requirements and marketed for sale.

#### **6 Implications**

##### **6.1 Financial**

The Council holds the Grove Colliery site (19.86 acres) as General Fund Development land. The property will be fully exposed to the market and the price will be determined by competitive tender. There is no current budgetary provision for any repairs to the building on site.

##### **6.2 Legal**

Section 123 of the Local Government Act 1972 allows the Council to dispose of its land in any manner it wishes for the best consideration that can reasonably be obtained.

##### **6.3 Human Resources**

None

##### **6.4 Section 17 (Crime Prevention)**

None

##### **6.5 Human Rights Act**

None

**6.6 Data Protection**

None

**6.7 Risk Management**

None

**6.8 Equality & Diversity**

None

**6.9 Best Value**

See above

**7 Appendices to the Report**

Appendix 1      Site Plan

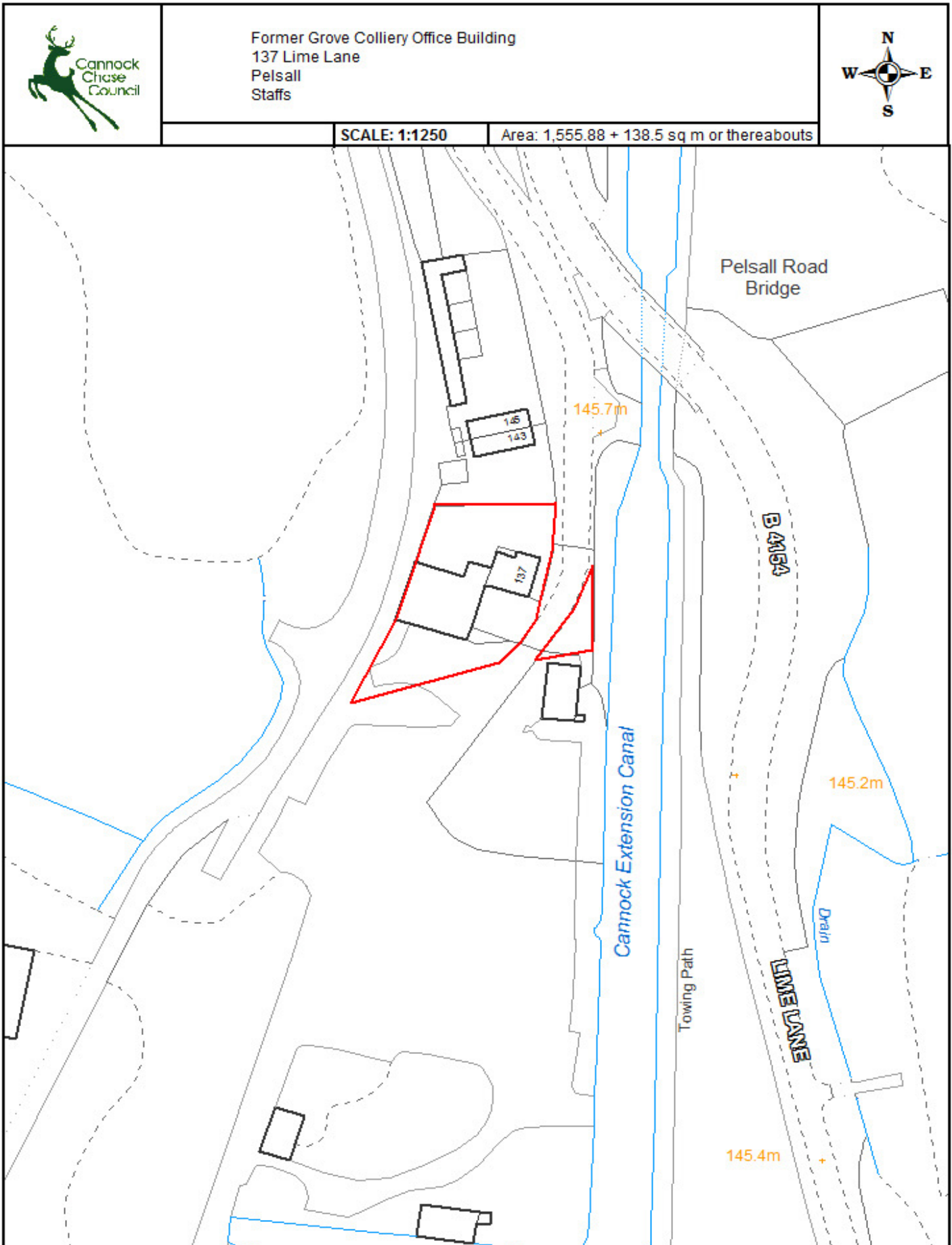
**Previous Consideration**

None

**Background Papers**

None

Appendix 1



Former Grove Colliery Office Building  
137 Lime Lane  
Pelsall  
Staffs

SCALE: 1:1250

Area: 1,555.88 + 138.5 sq m or thereabouts

