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**A separate report is submitted in the private part of the agenda in respect of this item as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972.**

Cabinet Member

10 February 2014

**Name of Cabinet Member:**

Cabinet Member (Business, Enterprise and Employment) – Councillor Kelly

**Director Approving Submission of the report:**

Executive Director - Place

**Ward(s) affected:**

Binley and Willenhall

**Title:**

Sale of Freehold Land; Bredon Avenue Doctor's Surgery

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**Is this a key decision?**

No

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**Executive Summary:**

Terms have been agreed to dispose of the Council's freehold interest in the Bredon Avenue doctor's surgery. The extent of the freehold interest is shown edged red on the attached plan ("the property").

The property is leased to the current general practitioner who acquired the business in 2012. The acquisition of the freehold will enable him to secure funding for a major improvement programme. This disposal is consistent with the ground lease disposals policy approved by Cabinet on 10 December 2013.

**Recommendations:**

Cabinet Member is asked to approve the disposal of the freehold of the surgery at 232 Bredon Avenue in accordance with the agreed terms reported on the private part of this agenda.

**List of Appendices included:**

A plan of the property is attached.

**Other useful background papers:**

There are no background papers.

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

## **Sale of Freehold Land; Bredon Avenue Doctor's Surgery**

### **1. Context**

- 1.1 Following the acquisition of the business (including the existing lease) in 2012 the new owner commenced a major programme of improvements to enable the practice to offer more services to patients, with the intention to bring as many services as possible into the community setting away from hospital care.
- 1.2 The acquisition of the freehold will enable the owner to put the necessary funding in place to complete this programme.

### **2. Options considered and recommended proposal**

- 2.1 It is open to the Council to reject this approach and maintain the status quo under the existing lease arrangements. This would have an adverse effect on the tenant's ability to fund the modernisation of the practise and medical facilities for the benefit of the people of Binley and Willenhall. These are the only 2 options that are available.

### **3. Results of consultation undertaken**

- 3.1 No consultations have been undertaken.

### **4. Timetable for implementing this decision**

- 4.1 If approved it is proposed that the sale should be completed before the end of the current financial year.
- 4.2

### **5. Comments from Executive Director, Resources**

- 5.1 Financial implications  
In December 2013 Cabinet approved the disposal of a number of ground leases in order to contribute towards the Council's medium term financial strategy. Although not part of that report this disposal is consistent with its approved aim to offset new debt and/or future debt repayments.
- 5.2 Legal implications  
Officers within Place Directorate are satisfied that the disposal satisfies the Council's requirement to achieve the best value reasonably obtainable in accordance with the requirements of Section 123 of the Local Government Act 1972.

Officers within Legal Services, Resources Directorate will complete the necessary legal documentation to transfer the freehold land and will collect the agreed consideration upon completion.

### **6. Other implications**

None

#### **6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?**

- 6.1.1 The receipt generated by this transaction will contribute towards the Council maintaining a balanced budget in the medium term, thus preserving services for the people of Coventry.

6.1.2 The sale will enable the purchaser to progress his plan to invest in modern medical facilities for the benefit of the people of Binley and Willenhall.

**6.2 How is risk being managed?**

This proposal will help mitigate the risk of the Council being unable to maintain a balanced budget.

**6.3 What is the impact on the organisation?**

There will be no significant impact on the organisation.

**6.4 Equalities / EIA**

An equality impact assessment is a process designed to ensure that a policy, project or service does not discriminate against any disadvantaged or vulnerable people. Section 149 of the Equality Act 2010 imposes an obligation on Local Authorities to carry out an equality impact assessment when the local authority is exercising a public function.

An equality impact assessment has not been undertaken by officers as the proposal set out in this report relates to the granting of or the creation of a legal interest in the land and does not constitute a change in service delivery policy or the exercise of a public function.

**6.5 Implications for (or impact on) the environment**

None

**6.6 Implications for partner organisations?**

There are no implications for any partner organisations.

**Report author(s):**

**Name and job title:**

Stewart Smith – Surveyor Manager – Commercial Property Management

**Directorate:**

Place Directorate

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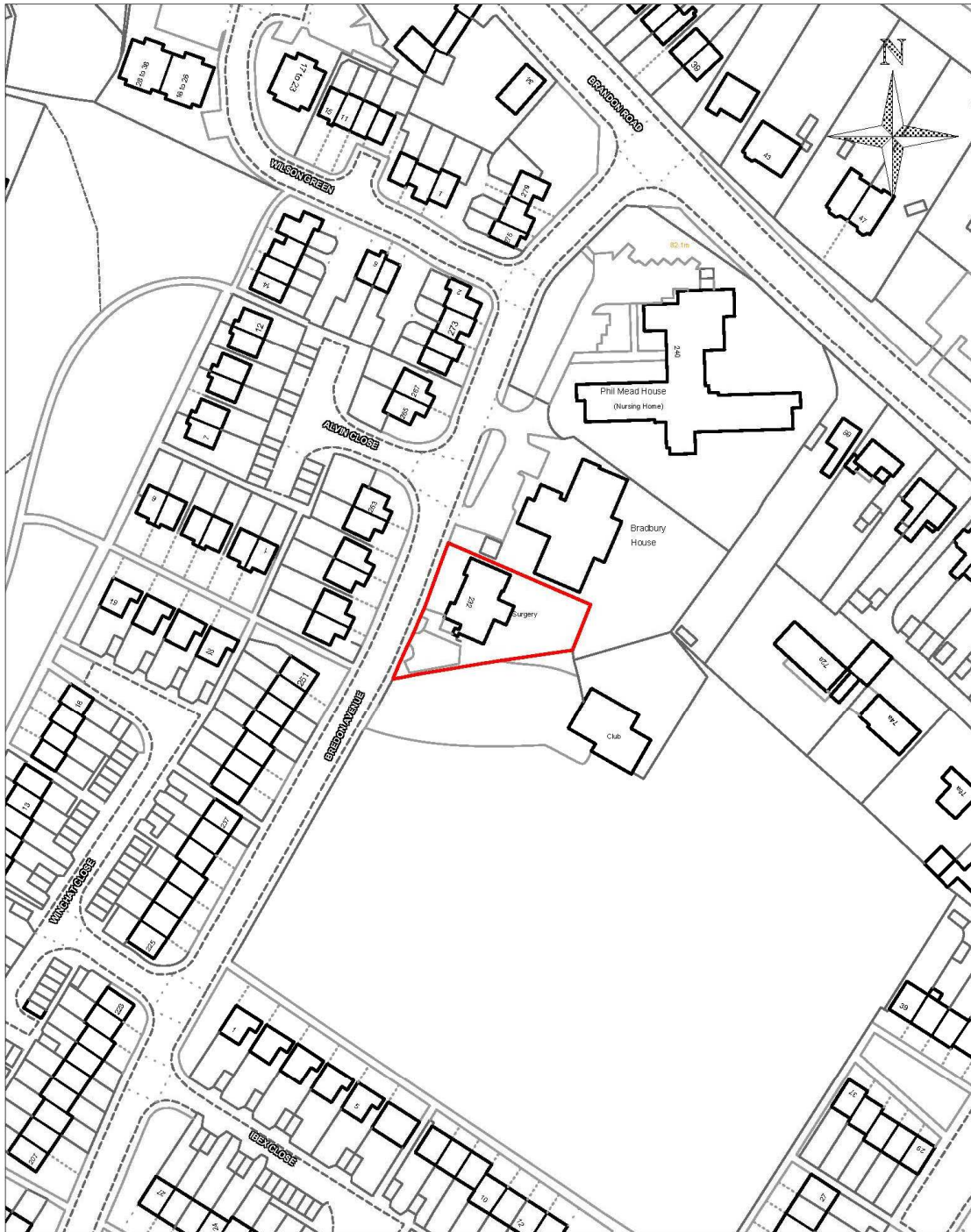
Enquiries should be directed to the above person.

<b>Contributor/approver name</b>	<b>Title</b>	<b>Directorate or organisation</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors:</b>				
Nigel Clews	Assistant Director – Property Asset Management	Place	17/1/14	20/1/14
Other members				
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Mark Williams	Lead Accountant Business Partner	Resources	17/1/14	20/1/14
Legal: Julie Sprayson	Principal Legal Executive – Commercial Team	Resources	17/1/14	17/1/14
Director: Martin Yardley	Executive Director	Place	23/1/14	23/1/14
Members: Councillor Kelly	Cabinet Member (Business Enterprise and Employment)		23/1/14	27/1/14

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**Appendix**



PLACE DIRECTORATE  
 PROPERTY ASSET MANAGEMENT  
 CORPORATE PROPERTY SERVICES  
 9TH FLOOR, CIVIC CENTRE 4  
 MUCH PARK STREET  
 COVENTRY CV1 2PY  
 02476 832799



Coventry City Council

Martin Yardley - Director of City Services and Development  
 Nigel Clews - Head of Property Management Division

**232 BREDON AVENUE**

Scale 1:2500      Drawn by RC      Date 17/1/2014  
 O.S. Ref. No: 3778 SE      LPR

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