

CABINET MEMBER DECISION

This form should be used to record
Executive decisions taken by Cabinet
Members

Decision Ref. No:

Responsible Officer:
Jo Rust, Senior Valuer

Subject: White Farm Cottage and Outbuildings

Decision taken: To sell the freehold of White Farm to the Talbot Village Trust for the sum of £338,000.

Reasons for the decision: To support the Council's priority of 'An Efficient Council' by generating a capital receipt from the sale of a surplus Council asset.

Call-in and Urgency: The decision is subject to the Council's call in procedure

Background: White Farm cottage and outbuildings form an integral part of Talbot Village which was established in the mid nineteenth century by the Talbot sisters to help local poor families. The Talbot Village Trust, which is a charitable foundation, owns and manages the other cottages.

White Farm was originally a large working farm that was acquired by the Council in 1971 and developed to provide schools, council housing, health facilities, playing fields and public open space.

The cottage and outbuildings were not developed and were declared surplus to education requirements on 14th November 2001. The cottage was, until June 2013 occupied by the tenant farmer who remained in occupation after the Council bought the farm in 1971. The cottage is in need of modernisation and the outbuildings are in a poor state of repair. The buildings are separately Grade II listed and are within the Talbot Village conservation area. Previous attempts to dispose of the outbuildings on their own were unsuccessful. This was due to planning issues with the conversion to residential use and the separation from the cottage.

The Talbot Village Trust approached the Council to purchase White Farm and terms for the sale have been provisionally agreed.

Options - and reasons for rejection: *To sell the property on the open market.* Transferring the ownership of White Farm to the Talbot Village Trust will ensure that this property is managed as part of the Trust's long term strategy for the preservation and enhancement of the village.

Development of a community farm as a leisure/ educational attraction. This is not considered a viable option due to lack of funding and poor site access. A better alternative for this type of facility is being explored at Hicks Farm Throop, as part of the Stour Valley Master Plan.

Consultations undertaken: The ward Councillors for Talbot & Branksome Woods and Wallisdown & Winton West have been consulted and no comments were received.

Finance/Resource Implications: The sale of the property will generate a capital receipt of £338,000. The Talbot Village Trust will also provide a contribution to the Council's legal and surveyor's fees of £2,000. The sale will include overage provisions so that if planning permission for residential development of the outbuildings is granted, the Council will receive 50% of the uplift in value. This will not apply if it is a development within Use Class C2.

An independent valuation report prepared by Symonds and Sampson confirms that the sale price of £338,000 represents the market value of the property. Therefore the Council is obtaining best consideration on the disposal of this property and has complied with its obligations under Section 123 of the Local Government Act 1972.

Name: 

Date: 24/2/15

Signature: (of Chief Finance Officer) 

Legal implications: The Council has the necessary statutory powers to dispose of this land. Legal Services will be engaged in the preparation of the relevant documentation.

Name: Tanya Gurnell

Date: 23/02/15

Signature: (of Monitoring Officer) 

Risk assessment: A risk assessment shows this to be medium risk. This is due solely to the amount of the capital receipt.

Name: Jo Rust

Date: 12/02/2015

Signature: (of Officer completing assessment) 

Impact Assessments: The environmental impact assessment shows that there will be positive impacts in terms of preserving and enhancing these Grade II listed buildings. There are no adverse impacts on equalities arising from the disposal of this property.

Information for/not for publication: For publication

Background papers:

- Risk assessment
- Equality and Diversity
- Environmental Impact Assessment

Any conflict of interest declared by a Cabinet Member who is consulted by the Member taking the decision	Name of Cabinet Member	Nature of interest	Details of any dispensation granted by the Monitoring Officer
No			

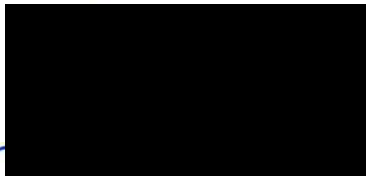
* Delete as appropriate

Decision taken by:

Councillor John Beesley

Cabinet Portfolio: Resources

Signed:



Date of decision: 25.2.15,

Date of publication of record of decision: (to be inserted by Democratic Services)

27.2.15

Date decision effective – that is 5 working days after the date of publication of the record of decision unless the decision is called-in for consideration by the relevant Overview and Scrutiny Panel:

6.3.15

-insert date-

EINA Screening Record

Title of Policy/Service/Project	Disposal of White Farm
Date of screening	03/12/2014
Service Unit	Environment and Regeneration Services
Lead Responsible Officer	Jo Rust
Job Title	Senior Valuer
Members of the Assessment Team	Martin Wilkins

If the answers to the following questions are Yes or Don't know, then a full EINA will need to be carried out.

Is there likely to be a positive or negative impact in terms of equalities?	No
Does it involve a significant commitment of resources?	No

It is not necessary at the screening stage to identify adverse or differential impact

It is important to remember that even when it is decided that a policy/service/project does not require an EINA, it remains subject to the general duties. Not carrying out a full EINA places our council at greater risk of legal challenge because it cannot use the EINA process to meet our [Public Duties](#) around equality. It also means, more importantly, that opportunities may have been missed to promote equality.

If you have answered no to the questions above and do not intend to carry out an EINA, please explain why?

Disposal of this surplus and vacant property will not impact on equalities.

G2 Initial Risk Assessment



PROJECT NAME:

Disposal of White Farm

PROJECT NUMBER: *To be obtained from PMO*

PROJECT RISK LEVEL:

MEDIUM *

Table 1 - Suggested criteria on which to score the type of project (please tick appropriate category)					
CRITERIA				Score	
1) Duration of Project	0-6 months <input checked="" type="radio"/>	7-12 months <input type="radio"/>	Above 1 year <input type="radio"/>	2	
2) Effort	1-4 people (FTE) <input checked="" type="radio"/>	5-10 people (FTE) <input type="radio"/>	11+ people (FTE) <input type="radio"/>	1	
3) Business Impact	Service Unit/Service <input checked="" type="radio"/>	More than 1 SU <input type="radio"/>	Council/External <input type="radio"/>	3	
4) Priority	Desirable <input type="radio"/>	Highly Desirable <input checked="" type="radio"/>	Essential <input type="radio"/>	3	
5) Costs &/or Savings	Up to £250k <input type="radio"/>	£251k-£500k <input checked="" type="radio"/>	Over £501k or if project is to be funded through prudential borrowing <input type="radio"/>	15	
6) Risk Impact	Low Impact - Minor service disruption/inconvenience, minor injury, small financial loss, isolated service user complaint. <input checked="" type="radio"/>	Medium Impact - Service disruption, More serious injury or financial loss, adverse media coverage, numerous service user complaints <input type="radio"/>	High Impact - Significant or total service disruption, major disabling injury or fatality, high or catastrophic financial loss, adverse national media coverage, ministerial intervention in service running. <input type="radio"/>	1	
				Risk Score	25

A numerical rating is applied to each cell (see Table 1) For example a 'Priority' of 'Highly Desirable' is worth 3 points and a 'Cost' of '£501-£1m' is worth 5 points. Totalling the points scored for each 'criteria' gives a project score. This score is then mapped against a project-risk status in Table 1 below:

Table 1 - Risk Status	
Project Risk Rating	Points Total
Low	Between 10-18
Medium	Between 19-35
High	36+

Issue: Disposal of White Farm
 Meeting Date: n/a Cabinet Member Decision
 Accountable Manager: Gary Platt
 Impact Assessor: Jo Rust ☎ 01202 454600 ✉ jo.rust@bournemouth.gov.uk

Key	
+	Balance of positive Impacts
?	Balanced or unclear impacts
-	Balance of negative impacts
n/a	Not applicable

Impact Criteria	Impact	Comments
Natural resources impact on use of natural resources - for example energy, water, raw materials	?	Refurbishment of the cottage will improve energy and water efficiency. However, the refurbishment of the cottage and re-development of the outbuildings will inevitably consume raw materials.
Quality of environment contribution to safe and supportive environments for living, recreation and working	+	Improve the existing living accommodation and possibly create new living accommodation.
Bio-diversity protects and improves wildlife and habitats	?	The planning process will ensure that any negative impacts on biodiversity are avoided, mitigated or compensated for.
Waste and pollution effects on air, land and water from waste and emissions	?	The planning process will ensure that any new development minimises pollution.
Council Priority and Objectives for Improving our Environment: <ul style="list-style-type: none"> • Reduce traffic congestion • Improve streetscene • Improve recycling & energy management • Respond to climate change • Improve quality of existing space 	+	The future preservation and enhancement of these Grade II listed buildings will be secured, which will improve the quality of this area.

Please complete and save your checklist, and email a copy to Lee Green, Environment Strategy & Sustainability Manager @ lee.green@bournemouth.gov.uk