

DERBYSHIRE COUNTY COUNCIL

CABINET MEMBER

18 October 2016

Report of the Strategic Director for Adult Care

17, SALISBURY DRIVE, MIDWAY.

ADULT SOCIAL CARE

1. Purpose of the Report

To seek approval to declare surplus to the requirements of Adult Care the building known as 17, Salisbury Drive, Midway.

2. Information and Analysis

17, Salisbury Drive, Midway is a three bedroom semi-detached house with steps up from the pavement and into the property and a very steep garden accessed by steps. It has been used as supported living accommodation since the late 1980's, the most recent tenant moved out in September 2016 due to the cost of running a three bedroom house and no other suitable tenants could be found due to the access issues.

General repairs have been carried out on the property and it is in a reasonable condition. The property has a garden that is not accessible; there are steps in to the property meaning that this is not a suitable living environment for people with a disability or care needs. Due to the limitations on the level of need of tenants who could live there, it is proposed that the property is declared surplus to the needs of Adult care.

3. Financial Considerations

Corporate Resources Department have provided a valuation for the property of £105,000.

4. Property Considerations

On the assumption that the property will be declared surplus to the operational requirements of Adult Care the Corporate Landlord will assess the Council's strategic need for the property to meet the wider objectives of the Council.

The property, which is in the ownership of the Council, will either be retained to meet the service needs of another department or approval will be sought to declare the property surplus to requirements to the Council.

Should the property be deemed surplus to the requirements of the Council, a potential redevelopment opportunity and/or a capital receipt for the sale of the site and buildings will be realised.

Any premises or security costs etc. incurred until the sale of the property or until another department takes over the use of the property will remain the responsibility of Adult Care.

5. Social Value Considerations

Consideration will be given by the Council's Property Services to the potential social value benefits when making the decision about the future use of, or disposal of, the property which may or may not include its sale and reinvestment of the proceeds of the sale.

6. Other Considerations

In preparing this report the relevance of the following factors has been considered: Legal and Human Rights, equality of opportunity, health, environmental, transport, property and crime and disorder considerations.

7. Background Papers

None

8. Key Decision

No

9. Is it required that the Call-in period be waived in respect of the decisions being proposed within this report?

No

10. Officer's Recommendation

That 17, Salisbury Drive be declared surplus to the operational requirements of Adult Care and the Corporate Landlord be requested to consider the Council's future requirement for the property.

**Joy Hollister
Strategic Director – Adult Care
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MATLOCK**