

**DERBYSHIRE COUNTY COUNCIL**

**CABINET MEMBER**

**20 July 2016**

**Report of the Strategic Director for Adult Care**

**242, BRIMINGTON ROAD, CHESTERFIELD**

**ADULT SOCIAL CARE**

**1. Purpose of the Report**

To seek approval to declare surplus to the requirements of Adult Care the building known as 242, Brimington Road, Chesterfield.

**2. Information and Analysis**

242, Brimington Road, Chesterfield is a two bedroom semi-detached house with a large garden situated in a residential area on a main road. It has been used as supported living accommodation since the early 1980's, the most recent tenants moved out in April 2016 as the property was not suitable for their needs.

General repairs have been carried out on the property but it is in need of a considerable amount of investment in respect of refurbishment. The property has a very steep drive, the garden is also steeply sloped, there are steps in to the property from the driveway and a very steep stairway inside meaning that this is not a suitable living environment for people with a disability or care needs. Due to the poor condition of the property, and because of 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 £120,000.

#### **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 necessary to waive the call-in period?**

No

#### **10. Officer's Recommendation**

That 242 Brimington Avenue 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**