

**NORTH SOMERSET COUNCIL  
DECISION**

DECISION OF THE EXECUTIVE MEMBER FOR HR, ASSET MANAGEMENT,  
CAPITAL PROGRAMME AND TRANSFORMATION WITH ADVICE FROM  
THE SECTION 151 OFFICER OF THE COUNCIL, CORPORATE SERVICES  
DIRECTORATE

**DECISION NO: CSD113****SUBJECT : 12 Clifton Road, Weston-super-Mare BS23 1BL****BACKGROUND:**

12 Clifton Road was included as part of the Council's office amalgamation programme which involved the acquisition and disposal of various properties.

The property is held by the People and Communities Directorate but is not now required by the Council for current or future service delivery purposes. The Family and Resource Centre Service which had been provided at Clifton Road was relocated to the Town Hall in Weston-super-Mare in October 2015. The property is shown by red verge on the attached plan.

As the property is not now required by the Council, approval is sought to dispose of it to realise a capital receipt. In order to achieve a disposal at a price which demonstrates best value it is recommended that the property be disposed of by means of public auction, with a reserve price to be set by means of consultation with Officers, the Council's S151 Officer and the appointed auctioneer at a time closer to the auction date.

Fee quotes have been obtained from three firms of auctioneers, the lowest fee quote was provided by Maggs & Allen of Bristol. Maggs & Allen have previously successfully sold other premises at auction on behalf of the Council. The intended sale will incur the auctioneer's commission costs on the sale price, EPC costs, reasonable disbursements and legal costs.

**DECISION:**

Approval is given to:

- (i) Declare 12 Clifton Road surplus to Council requirements and dispose of it by means of public auction with the reserve price to be set by means of consultation with Officers, the Council's S151 Officer and the appointed auctioneer at a time closer to the auction date.

- (ii) Appoint Maggs & Allen as the Council's auctioneers to handle the sale of 12 Clifton Road.

**Reasons:**

The property is not required for operational service delivery purposes and the sale will raise a capital receipt which can be utilised by the Council to support service delivery.

**Other Alternatives Considered:**

None

**Financial Implications:**

The sale will generate a capital receipt for the Council and will result in revenue savings from holding the property. A sales commission will be payable based on the price achieved and in addition reasonable disbursements and legal costs will be payable.

**Implications for Future Years:**

There will be no future revenue expenditure required in respect of management and maintenance of the property.

Signed: .....  
Councillor David Pasley  
(Executive Member for HR, Asset Management, Capital Programme and Transformation)

Dated: .....

Signed: .....  
Section 151 Officer, North Somerset Council

Dated: .....



### 12 Clifton Road

Weston-super-Mare

Scale: 1:1250  
Drawn by: Sarah Lawrence  
Date: 10 June 2015  
Time: 08:45:50

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