

**NORTH SOMERSET COUNCIL  
DECISION**

2016/17 scheme



DECISION OF SECTION 151 OFFICER OF THE COUNCIL,  
CORPORATE SERVICES DIRECTORATE

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**DECISION NO: CSD76**

**SUBJECT: 276 High Street, Worle – Appointment of Auctioneer**

**BACKGROUND:**

In accordance with the resolution from The Executive meeting of the 21 June 2016 (EXE 15) a Compulsory Purchase Order has been made for the acquisition of the above mentioned empty and derelict residential property. The next step in the process will be the making of a General Vesting Declaration which is programmed to be in place during January 2017. After a final 28 day notice period the title for the property will then vest in the Council.

In order to meet the intention to dispose of the property and in order to be able to demonstrate having achieved best consideration in an open, accountable and fully transparent manner, it is considered that the property should be disposed of by way of a public auction as soon after its vests in the Council as possible.

Quotes were therefore requested from two firms of Auctioneers and analysed as follows to compare the anticipated total costs of sale to the Council as vendor:

Company A	Anticipated Council Costs of Sale	£ 700 + VAT
Company B	Anticipated Council Costs of Sale	£ 2,100 + VAT

**DECISION:**

To authorise Officers to appoint Company A as auctioneers to dispose of the property by way of auction.

**REASON:**

To dispose of the property as quickly as possible after it vests in the Council in order that it might be brought back into habitable condition at an early date whilst being able to demonstrate having achieved best consideration for the property in an open, accountable and fully transparent manner; at the lowest cost to the Council as vendor.

**Other Alternatives Considered:**

The quote received from Companies B was considered but was rejected as the sales costs to the Council were higher


**Financial Implications:**

The anticipated costs of sale will be met from the Strategic Housing Services budget

The proceeds of the sale will set the market value of the property which will be payable to the current owner as compensation for the compulsory purchase of their property.

**Implications for Future Years:**

None

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

Dated: 13/12/16 .....