

**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: CSD110

SUBJECT: FORMER YOUTH HOUSE, HIGH STREET, NAILSEA

BACKGROUND:

The subject 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 building still continues to be used as a local youth centre, this service being commissioned by Nailsea Town Council.

As the property is not now required by the council approval is sought to dispose of it to realise a capital receipt. The town council has expressed an interest in purchasing the property at open market value, such value to be assessed through an independent valuation undertaken by the District Valuer, with both councils contributing 50% of the cost of the valuation.

If for some reason a sale to the town council does not proceed, approval is sought to dispose of the property on the open market. If this latter course of action is pursued, the town council will need to be given a reasonable time period to relocate their youth centre before the property is sold.

DECISION:

Approval is given to:

- (i) declare the property surplus to Council requirements and dispose of it to Nailsea Town Council at the agreed open market value assessed by reference to an independent valuation undertaken by the District Valuer and:
- (ii) If the sale to the town council does not proceed the property be placed on the open market and sold.

Reasons:

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

Other Alternatives Considered:

Joint use of the property by both councils (with a licence being granted to the town council) was considered but this was not pursued due to this council deciding not to progress the option.

Financial Implications:

The sale will realise a capital receipt for the Council and save ongoing running costs and other outgoings currently expended on the building.

Implications for Future Years:

There will be no future expenditure required on the property if it is sold.

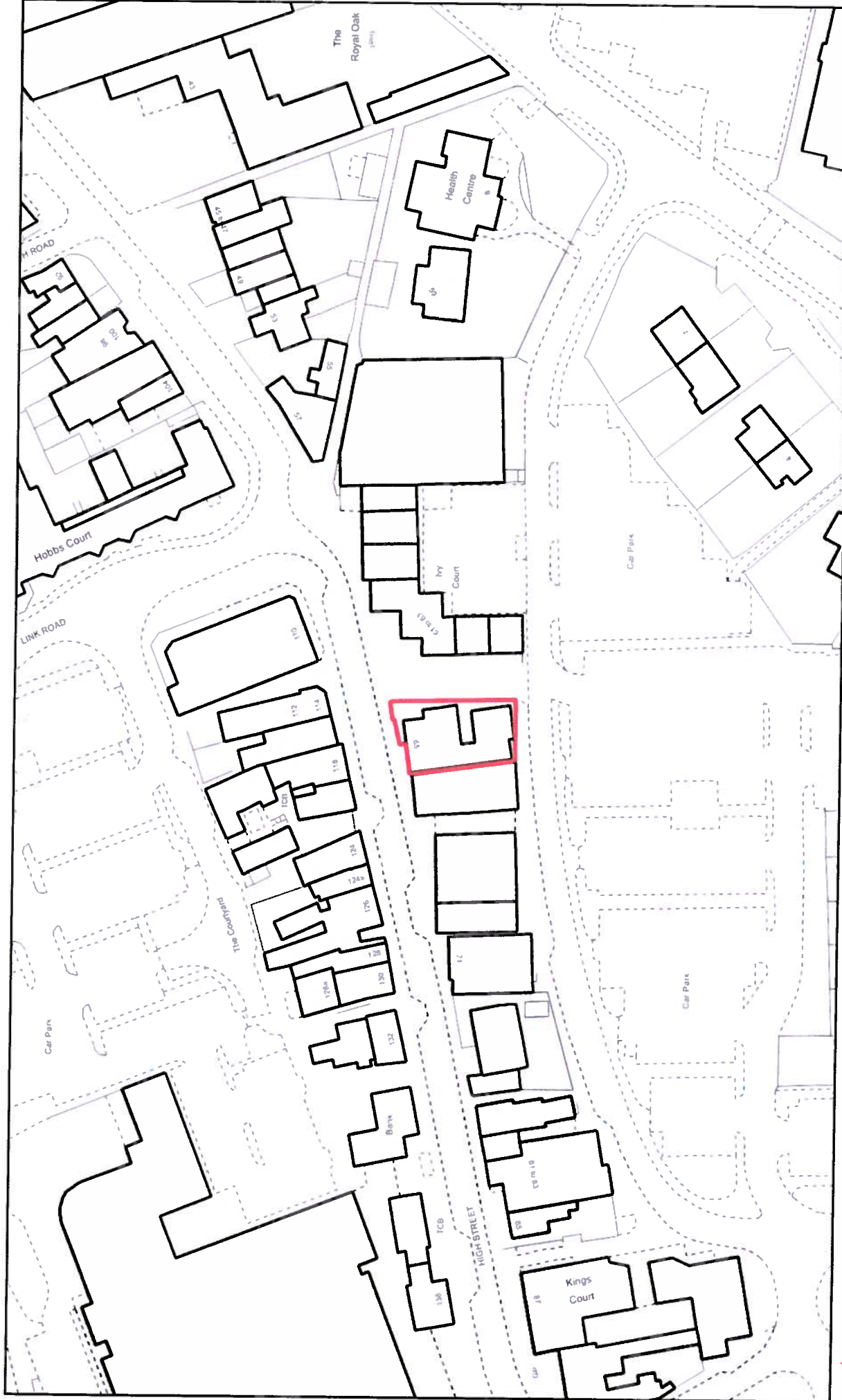
Signed:

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

Dated:

Signed:
Section 151 Officer, North Somerset Council

Dated:



Former Nailsea Youth House
65 High Street Nailsea

Property and Asset Management
Castlewood, Tickenham
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Scale: 1:1000
Drawn by: Stuart Bates
Date: 12 February 2016
Time: 15:40:41



