

Land and Property Disposal Policy

Presentation to Resources and Equality Scrutiny Panel
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CITY OF
WOLVERHAMPTON
COUNCIL

Our mission:
Working as one to
serve our city

What is a Land and Property Disposal?

A disposal in relation to City Of Wolverhampton Council is whereby the interest of the Authority in a land or property asset is disposed of to a third party. This can include a freehold sale, exchange or any grant of a lease for a term exceeding seven years as defined by Section 123 of the Local Government Act



This policy is concerned with the disposal of freehold interests only, where the Council divests of the asset permanently

What is the Land and Property Disposal Policy?

- The Council's commitment to robust asset management is demonstrated in its Strategic Asset Plan 2018 - 2023. This document is the primary driver in identifying opportunities to dispose of surplus land and property which can be when it is no longer required for current or future service delivery
- The Constitution already ensures the Council manages its land and property disposals in accordance with Regulations. This new Land and Property Disposal Policy will help to operationalise those rules and give a clear understanding and transparency to all stakeholders
- The Land and Property Disposal Policy has been prepared for the benefit of all stakeholders and details how disposals of surplus land and property where identified will be managed with the aim of providing stakeholders with a clear framework within which the Council carries out land and property disposal transactions

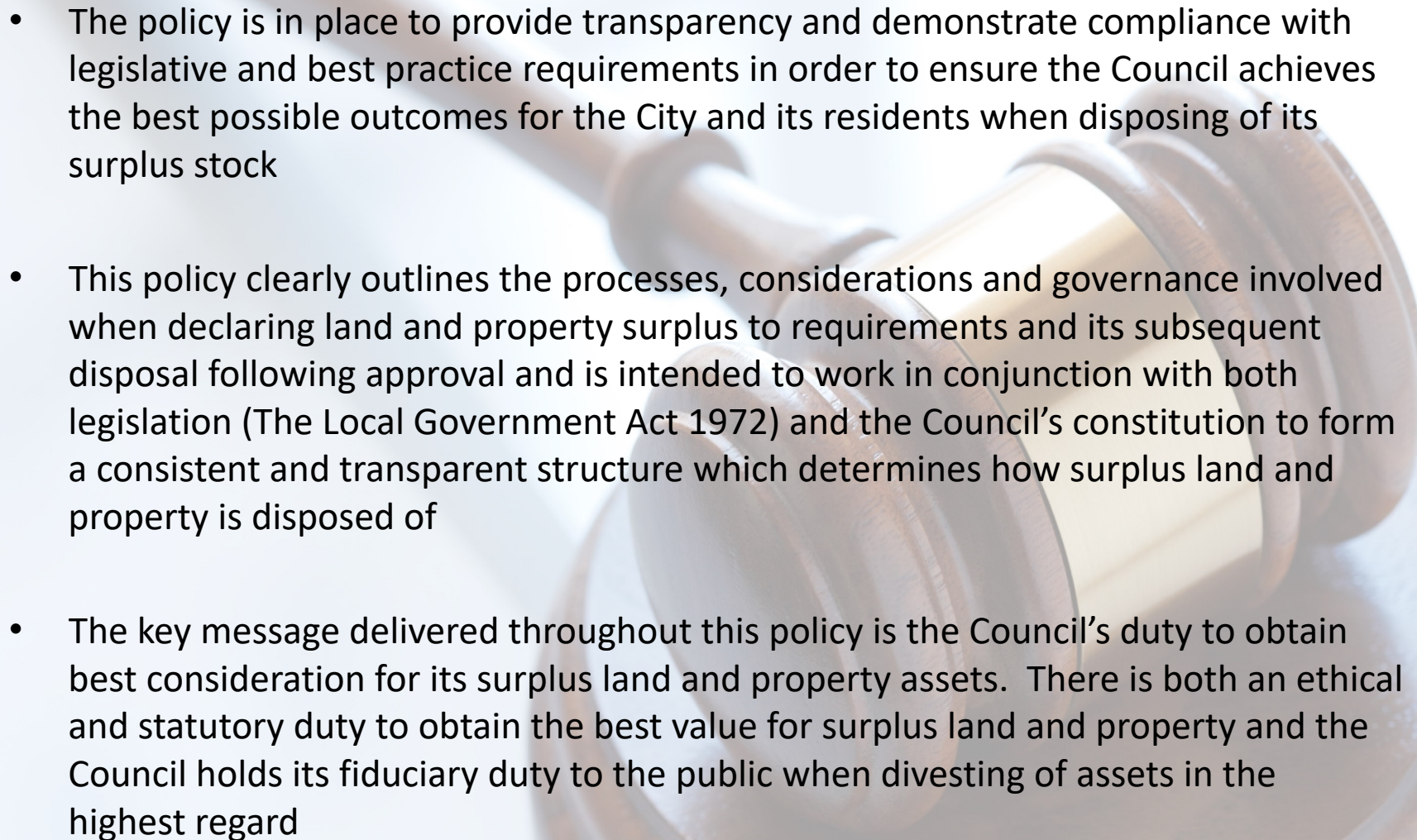
Why is the Land and Disposal Policy important?

- One of the Council's priorities under Our City: Our Plan is to change how the Council uses its land and property to enable transformation within our communities. In order to achieve this change, the Council must continually review its land and property holdings and release those assets which no longer serve the public

OUR CITY, OUR PLAN

Working together to be a city of opportunity, a city for everyone and deliver our contribution to Vision 2030



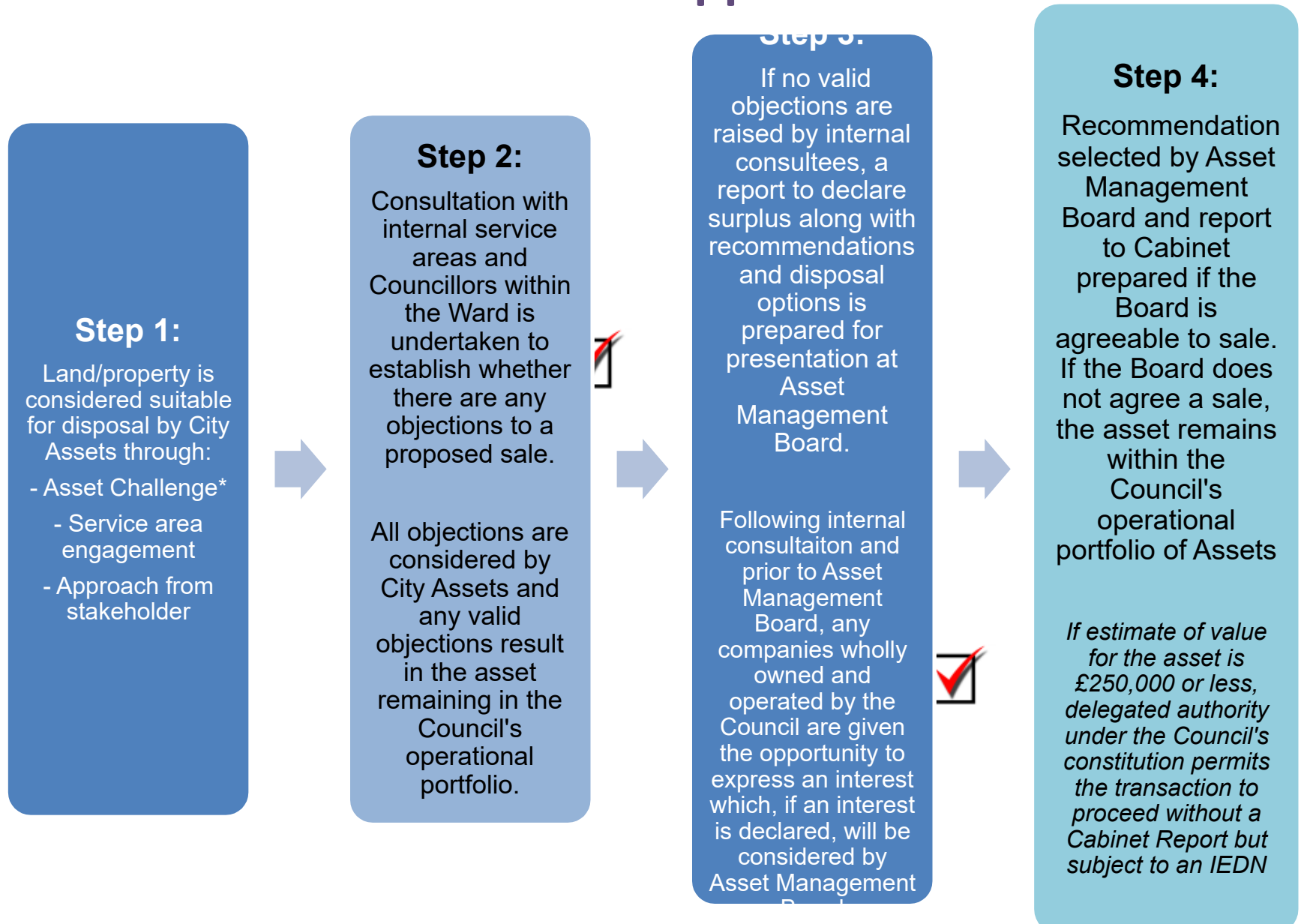
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- The policy is in place to provide transparency and demonstrate compliance with legislative and best practice requirements in order to ensure the Council achieves the best possible outcomes for the City and its residents when disposing of its surplus stock
 - This policy clearly outlines the processes, considerations and governance involved when declaring land and property surplus to requirements and its subsequent disposal following approval and is intended to work in conjunction with both legislation (The Local Government Act 1972) and the Council's constitution to form a consistent and transparent structure which determines how surplus land and property is disposed of
 - The key message delivered throughout this policy is the Council's duty to obtain best consideration for its surplus land and property assets. There is both an ethical and statutory duty to obtain the best value for surplus land and property and the Council holds its fiduciary duty to the public when divesting of assets in the highest regard

What are the key benefits to the Land and Property Disposal Policy?

- This policy will primarily be followed by the Council's City Assets Team who are responsible for the process of disposing of surplus land and property alongside the overall management of the Council's land and property portfolio including schools, community buildings, offices, industrial units, retail units and open space.
- The new policy captures how the Council consistently processes asset disposals through applying a systematic approach.
- The policy aims to provide stakeholders with confidence, through a clear and robust framework and that the disposal of surplus land and property is managed fairly, transparently and effectively to achieve the best possible outcomes for the City

- The Land and Property Disposal Policy provides a robust, clear and fair approach in line with current legislation and policies to ensure that we are managing and disposing of surplus assets appropriately and ensuring that the Council's interests are sufficiently safeguarded.
- This allows the surplus land and buildings to be brought back into beneficial use, whilst generating a capital receipt and reducing the Council's revenue costs. Generating money, capital and revenue, from surplus assets then allows the Council to reduce its borrowing and re-invest savings into the services which we deliver.
- The Land and Property Disposal policy excludes the Right to Buy scheme which is governed under separate legislation and Community Asset Transfers which is included within the Council's Community Asset Transfer Strategy.

Consultation and Approval Process



Open Market Process

Step 1:

Inspect the surplus asset and instruct Legal Services to undertake searches based on information gathered and registered title and/or title deeds



Step 2:

Consult with City Planning to ascertain what, if any, pre-sale planning application would be beneficial in order to maximise market appeal



Step 3:

Procure and instruct external agent to market the property on behalf of the Council



Step 4:

Prepare and agree marketing details in conjunction with external agent (including Heads of Terms)

Step 5:

Review valuation and discuss marketing timescales in conjunction with external agent



Step 6:

Property is marketed until agreed closing/auction date and Ward Members notified



Step 7:

Offers received are reviewed and agent recommends offer for acceptance, reviewed by MRICS professional within City Assets



Step 8:

IEDN report written and presented to Cabinet Member for City Assets & Housing and Director



Step 9:

Upon receipt of IEDN approval, Legal Services instructed to progress the sale to completion

Key Updates

To support the Land and Disposal Policy and recently updated Community Asset Transfer Strategy, City Assets have several key items in the pipeline for 2023 and beyond which include:

- The development and implementation of a new Strategic Asset Plan to align with Our City: Our Plan
- The launch of a new public facing Council Asset Mapping System to support transparency and accessibility for all and the Council's commitment to be 'Driven By Digital'
- The development of a Marketing and Letting Policy

QUESTIONS

