

REPORT TO: Executive Board

DATE: 26 February 2015

REPORTING OFFICER: Strategic Director Children and Enterprise
Strategic Director Policy and Resources

PORTFOLIO: Resources and Physical Environment

SUBJECT: Disposal of former Halton Village
Hall

WARD(S) Halton Castle, Runcorn

1.0 PURPOSE OF THE REPORT

1.1 To provide information on the proposed disposal of the former Halton Village Hall. The site is approximately 75sqm and the village hall building 55sqm

2.0 RECOMMENDATION: That

- 1) The property is no longer convenient for the purposes of the Trust and brought forward for disposal;**
- 2) The sale proceeds used for the purposes of the Trust allocated towards education, recreation or religious purposes within Halton Village. It is suggested that any funds could be managed through the arrangements for Area Forum Grant;**
- 3) Authorise the Operational Director, Economy, Enterprise and Property and Operational Director, Legal and Democratic Services to distribute the proceeds of sale as directed by the Board; and**
- 4) Authorises the Operational Director, Economy, Enterprise and Property to arrange for all required documentation to be completed to the satisfaction of the Operational Director, Legal and Democratic Services.**

3.0 SUPPORTING INFORMATION

3.1 The former Halton Village Hall was declared surplus to the Council's requirements and to be brought forward for disposal at the meeting of the Executive Board on 23 May 2013 with the schedule of the other surplus sites.

- 3.2 The property was gifted in 1903 and held in trust by the then Halton Parish Council to be used for such purposes, amongst others, as public offices, meetings and purposes connected with parish business or duties of the Parish Council. It may also be used for meetings of persons whose purposes are religious, educational, temperance, political or recreational.

The reference to Halton for the purposes of the trust are the areas around Halton Village rather than the Borough of Halton. The Halton Parish Council no longer exists and the powers passed to the Council.

- 3.3 The property was occupied by the Halton Trade Union Unemployed Community Resource Centre between December 1987 and December 1998 and has not been used for the purposes of the Trust since then.

The last tenant occupied the property between June 2001 and June 2011 for the storage of cycles and it has been vacant since then. The condition of the property is poor, is in need of substantial refurbishment before the property could be reoccupied and is a financial liability for the Council.

- 3.4 The provisions of the trust provide that if the Council decide it is no longer convenient to use the property for the purposes of the trust they can dispose of the property and the proceeds used for the purposes of the trust.

Several purposes of the trust may no longer be applicable but the proceeds could be allocated towards education, recreation or religious purposes within Halton Village.

4.0 **POLICY IMPLICATIONS**

The proposal supports the Borough's Regeneration objectives, optimises the return from the disposal of property assets and is in line with the UDP and upcoming Core Strategy.

5.0 **OTHER/FINANCIAL IMPLICATIONS**

- 5.1 None

6.0 **IMPLICATIONS FOR THE COUNCIL'S PRIORITIES**

6.1 **Children & Young People in Halton**

No implication for this priority as a result of this disposal

6.2 **Employment, Learning & Skills in Halton**

No implication for this priority as a result of this disposal

6.3 **A Healthy Halton**
No implication for this priority as a result of this disposal

6.4 **A Safer Halton**
No implication for this priority as a result of this disposal

6.5 **Halton's Urban Renewal**
The asset is surplus to requirements and has been vacant for a number of years and the disposal will help to bring the building back into useful economic life.

7.0 **RISK ANALYSIS**

7.1 The most significant risk associated with the proposal is failure of the property to attract purchasers due to the need for extensive repairs. The property will be advertised with external marketing agents.

8.0 **EQUALITY AND DIVERSITY ISSUES**

8.1 To dispose of surplus land at best value and to encourage a sustainable business investment in the Borough

9.0 **LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972**

None under the meaning of the Act.