

7. MINOR PROPERTY REVIEW

1. Purpose of the report

Following the Resource Management Meeting on 4th October 2017 the meeting approved the overarching programme for the disposal of minor properties and agreed that the whole programme be taken to Audit, Resources and Performance Committee with recommendations as proposed below.

Key Issues

- The Asset Management Plan under which disposals were considered as part of a rationalisation of minor property was formulated in 2010.
- This policy was ratified under the DTZ Plan of 2013 and supports the current Corporate Strategy for Our Assets under Cornerstone 1.
- The recently resourced team has redrafted priority list of minor property for disposal initially undertaken in 2016 – the redrafted list is attached at Appendix 1.
- Minor properties were purchased over a period of time with a variety of objectives but principally to secure and enhance landscape features to the benefit of our National Park.
- Some minor property is less significant than others but as a collective are considered important landscape features that have been successfully secured for the value that each represents under the interests reflected by the project team.
- As required by the Corporate Strategy disposals will only be considered where the important features of each property can be secured for future generations to enjoy. Securing such features through sale agreements or sales to special purchasers may be reflected in sales at an undervalue as compared to a unencumbered open market disposal.
- The minor properties are managed at a Net cost to the Authority and provide a very limited return on the capital value.

2. Recommendation(s)

- 1. That any decision-making and disposal re properties with a low to medium risk, including approval of any possible undervalue arising from a disposable process, be delegated to the Resource Management Meeting in consultation with the Head of Law and the Corporate Property Officer.**
- 2. That any high risk properties are included in the Asset Management Plan review.**

3. How does this contribute to our policies and legal obligations?

In endeavouring to achieve best value on disposals the Authority is also required to consider statutory purpose in protection of the landscape for public benefit. Enabling delegation of negotiated final prices enables officers to procure disposals to the best advantage of our National Park.

4. Background

Rationalisation of the Minor Property portfolio has been on the disposal agenda since 2010.

A list of 15 minor properties as identified in the Appendix 1 have been identified for potential disposal.

In 2017 this list was prioritized as highlighted yellow and green on the attached Appendix.

Those properties regarded as of least significance and recommended for disposal on the basis of the current strategy start at the top of the list with the most significant properties regarded as most important to our National Park at the bottom of the list. The low risk properties are highlighted yellow with the higher risk properties identified by the green highlight.

The allocation of significance has been addressed by all members of the project group taking into account all relevant interests. A balanced view of these comments was taken in drafting the priority list attached.

5. Proposals

On the Basis that Audit, Resources and Performance committee uphold the overarching programme for the disposal of Minor Properties the proposals are that officers are delegated authority to oversee the disposal of the low to medium risk properties and to ensure that any higher risk properties are included for review in the refreshed Asset management Plan.

Are there any corporate implications members should be concerned about?

6. Financial:

- Sales will be subject to formal valuations
- Capital Income will be retained within the Capital Fund to finance the current approved Capital Strategy
- Net annual revenue outgoings will be reduced against minor property

7. Risk Management:

- Reputational risk will be addressed under communication statements

8. Sustainability:

- No known issues

9. Equality:

- No known issues

10. Background papers (not previously published)

None

Appendices

- Appendix 1 – Minor Property List

Report Author, Job Title and Publication Date

Bill Robinson, Rural Surveyor, 26 October 2017