Dear Sir/Madam,

The Cabinet Member for Finance and Civic Affairs (Councillor D. Harvey) is to consider the following reports and make decisions on Tuesday, 4th November, 2014 at 4.30pm in Interview Room D, Town Hall, Nuneaton.

Yours faithfully,

ALAN FRANKS

Managing Director

AGENDA

PART 1

PUBLIC BUSINESS

1. EVACUATION PROCEDURE

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside the Yorkshire Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.
If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. **PUBLIC CONSULTATION** - Members of the public will be given the opportunity to speak on specific agenda items if notice has been received.

3. **DECLARATIONS OF INTEREST** - To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members’ Code of Conduct.

**Note:** Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

**Note:** Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council’s Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

## Report Summary Sheet

<table>
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<th>Date:</th>
<th>9 October 2014</th>
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<tr>
<td>Subject:</td>
<td>12 Bull Street, Attleborough, Nuneaton</td>
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<tr>
<td>Portfolio:</td>
<td>Finance and Civic Affairs.</td>
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<tr>
<td>From:</td>
<td>Director Regeneration and Public Protection</td>
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### Summary:

To consider whether to dispose of the freehold in 12 Bull Street, Attleborough, Nuneaton.

### Recommendations:

That approval be given to dispose of the Council’s freehold interest in retail premises 12 Bull Street, Attleborough, Nuneaton.

### Reasons:

The property was purchased many years ago for a road improvement scheme (the Attleborough By-Pass) and is the only property owned by the Council in the vicinity. It is let to a commercial retail tenant, trading as an off licence, who also leases the adjacent property but from a third party. Over the years the 2 properties have been used as a single entity and altered accordingly and now effectively comprise a single property. The owners of the adjacent property wish to dispose of their interest and it would be advantageous to the Council in terms of achieving best value if we were to include our property in the disposal.

### Options:

1. The freehold interest in 12 Bull Street, Attleborough, Nuneaton be retained by the Council.
2. Dispose of the freehold in 12 Bull Street, Attleborough, Nuneaton.
Subject to call-in: Yes
Forward plan: No.
Corporate priorities: Key Aim 1 Priority 2
Relevant statutes or policy: None.

Equal opportunity implications: None.
Human resources implications: None.
Financial implications: Whole report.
Risk management implications: None.
Environmental implications: Whole report.
Legal implications: None

Contact details: Ian Wilson (024) 7637 6119
AGENDA ITEM NO. 4

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Councillor D Harvey - Portfolio Holder Finance and Civic Affairs
From: Regeneration and Public Protection
Subject: 12 Bull Street, Attleborough, Nuneaton.
Portfolio: Finance and Civic Affairs

Not for publication by virtue of paragraphs 3 and 5 of part 1 of Schedule 12A to the Local Government Act 1972

1. Purpose of Report

   To consider whether to dispose of the freehold in 12 Bull Street, Attleborough, Nuneaton.

2. Recommendation

   That approval be given to dispose of the Council’s freehold interest in retail premises 12 Bull Street, Attleborough, Nuneaton

3. Background

3.1 The property was purchased many years ago for a road improvement scheme (the Attleborough By-Pass) and is the only property owned by the Council in the vicinity. It is let to a commercial retail tenant, trading as an off licence, who also leases the adjacent property but from a third party. Over the years the 2 properties have been used as a single entity and altered accordingly and now effectively comprise a single property. The owners of the adjacent property wish to dispose of their interest and it would be advantageous to the Council in terms of achieving best value if we were to include our property in the disposal.

3.2 The Council’s property is shown edged black on the attached plan whilst the property owned by the third party but let to the same tenant is shown edged and hatched black (for identification purposes only).

3.3 The proposal is for this and the adjoining property to be offered for sale at auction and accordingly the actual receipt for the land has yet to be established. The auctioneers provisionally advise they would propose a guide price in the range of £100,000 to £110,000 of which we should expect between £50,000 and £55,000.
4.0 **Comments**

4.1. The property is currently let on a lease for 10 years from 1 April 2009 at a rental of £5,300 per annum with the tenant responsible for all repairs. The tenant generally pays the rent although has some historic rental arrears which are gradually being paid off. The property has a current open market value of £44,000.

4.2. The property is isolated from other property in the Council’s ownership and is of no strategic significance.

4.3. The property has been occupied and altered to effectively form a single property with 11 Bull Street. In the event the lease ended the tenant could be asked to reinstate the premises to its original condition however there is a risk that if the tenant was unable to afford the costs of reinstatement this will fall on the Council.

4.4 Ward Councillors were consulted on the disposal and only one member commented that the property should be retained for some unspecified community use. Clearly given the property is tenanted and would remain so for some time this is not feasible.

The portfolio holder for Finance and Civic Affairs has also been consulted and has indicated he has no objection to the proposal to dispose of the property.

Legal, Housing and Planning were also consulted and no objections to the disposal have been received.

4.5 The matter has been considered by the Council’s Corporate Asset Management Team which is in agreement with a disposal.

4.5 It is considered that optimum value would be achieved by disposing of 11 and 12 Bull Street together and that auction is the best method of disposal in this case.

**Regeneration and Public Protection**