

Report to: Lead Member for Resources

Date of meeting: 26 March 2019

By: Chief Operating Officer

Title: 10 Harison Road, Seaford

Purpose: To secure an updated Lead Member approval to declare the asset surplus to operational requirements and to delegate authority to the Chief Operating Officer to secure best value in accordance with S123 of the Local Government Act 1972

RECOMMENDATIONS: The Lead Member is recommended to:

- 1) Declare the asset surplus to operational requirements; and**
 - 2) to delegate authority to the Chief Operating Officer to secure best value through disposal in accordance with S123 of the Local Government Act 1972**
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1 Background

- 1.1 10 Harrison Road is a large single dwelling, acquired in 1987, and until recently used as a residential care home for four adults with learning difficulties.
- 1.2 The house is typical of the first wave of community care units, which comprised extended residential homes for between 3 to 5 individuals. The building was originally managed by Southdown Housing Association until residents were relocated to a larger care home in Seaford.
- 1.3 The lease provided for early termination, in the event of changes in service provision, and Southdown Housing served notice to quit effective from April 2015.
- 1.4 A short term arrangement was subsequently set up in 2016 with Avenues Trust to enable occupation and delivery of services at both this and 103 Steyne Road Seaford, but only Steyne Road is now used and required by the Trust. The Harison Road premises were fully vacated in February 2019.

2. Supporting information

- 2.1 The property cannot be adapted further to meet the changing physical needs of residents, particularly as people age. The quality of accommodation is neither large enough or modern enough to meet needs and aspirations.
- 2.2 Major improvement to the property is not financially viable and the footprint, space available and limitations of the configuration of the existing building make redevelopment of the current layout for supported housing use unviable.
- 2.3 The Local Member has been consulted and has no objections.

3. Conclusion and reasons for recommendations

- 3.1 The property has no future operational use for the County Council and whilst it is vacant the property will incur ongoing costs for security, empty charges and maintenance.
- 3.2 It is recommended that this property be finally declared surplus to County Council operational requirements and terms for its disposal delegated to the Chief Operating Officer to secure best value in accordance with the requirements of Section 123 of the Local Government Act 1972.

KEVIN FOSTER Chief Operating Officer

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LOCAL MEMBER

Councillor P Boorman

BACKGROUND DOCUMENTS

Appendix I – Site Plan (not to scale)

Appendix 1
Location Plan

