










**Report of:** Business Manager, Financial and Asset Management

**To:** Executive Board

**Date:** 10<sup>th</sup> September 2007

**Item No:**

**Title of Report :** 19 & 19a Paradise Street

<u><b>Summary and Recommendations</b></u>	
	
 <b>Purpose of report:</b>	This report makes a recommendation to dispose of these properties on a long le  basis at the best achievable price.
 <b>Key decision:</b>	Yes
<b>Portfolio Holder:</b>	Councillor Jim Campbell
<b>Scrutiny Responsibility:</b>	Finance
 <b>Ward(s) affected:</b>	Osney
<b>Report to be approved by:</b>	Councillor Jim Campbell (Portfolio Holder) Jeremy Thomas (Legal and Democratic Services) John Kulasek (Finance & Asset Management) Sarah Fogden & Penny Gardner (Finance & Asset Management)
 <b>Policy Framework:</b>	To contribute towards the Asset Management Plan and capital program.
 <b>Recommendations:</b>	<p>1. That the Board accepts that in the circumstances described in the report, the normal requirement to seek approval to openly market the property contract rule 20.20(b), is waived and</p> <p>2. That the Executive Board is recommended to authorise the Asset Manager to accept the best offer as detailed in the confidential Appendix for a disposal on the basis of a 150 year lease for a premium at a peppercorn rental as approval under rule 20.20 (c) of the Constitution.</p>
	
	

## **Summary**

1. The purpose of this report is to seek Executive Board approval to complete a disposal of the long leasehold interest in 19 & 19a Paradise Street

## **Background**

2. The general fund owns 19 and 19a Paradise Street.
3. Both properties have been on the market since they became vacant - 19 Paradise Street on 24 June 2007, and 19a on 14 May 2007.
4. Since the beginning of June both properties have been extensively marketed available to lease as offices on terms as set out in the Not for Publication Appendix.
5. The current planning use for 19 Paradise Street is as a Mental Health Resource Centre. 19a has consent for office use at ground and first floor level, and residential on the second floor.
6. Having consulted with our agents it was agreed it would be appropriate to market the properties with their current use and to allow the interested parties make their own enquiries with our planning department.
7. No 19 was originally a built as a house and the upper floors retain some of its original features. Currently used for office purposes some adaption has been made to facilitate this use. No.19a comprises a former malthouse building fronting directly onto Castle Mill Stream. Although not listed the building falls within a conservation area, and planning officers have indicated that it should be retained should any remodelling of the site be considered. The property is in a relatively poor state of repair and decoration and therefore will require substantial capital investment by the Council or tenants quite shortly.
8. The agent's opinion of current open market valuation is set out in the Not for Publication Appendix. In view of the substantially higher offer than open market value received for both properties, it is considered that the highest offer A for 19 Paradise Street and offer B for 19 Paradise Street as described in the Appendix is sufficiently in excess of the agent's view of open market value to be recommended to the Board for acceptance.
9. The West End Partnership have been advised of the proposed disposal and have raised no objections.

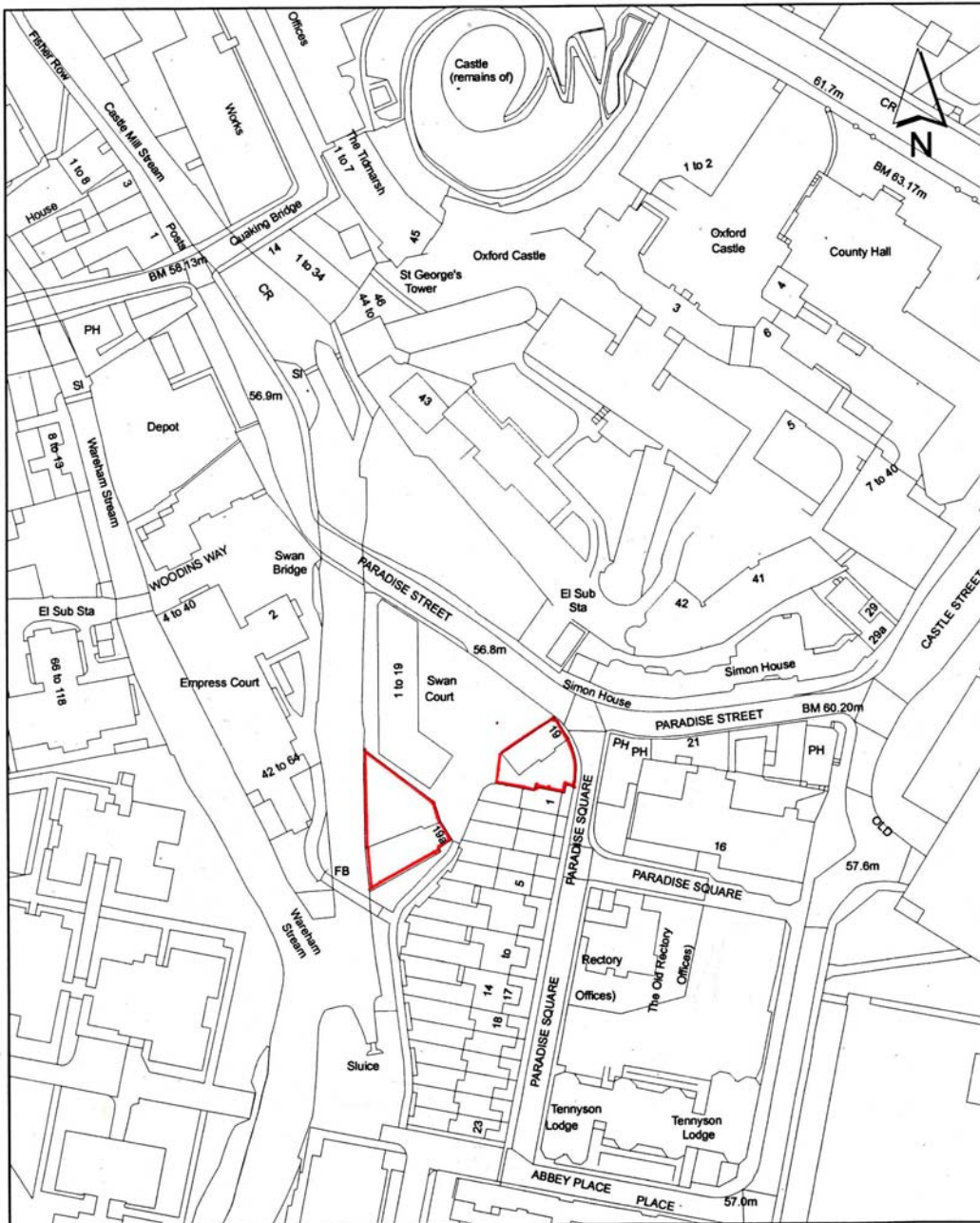
## Recommendations

- A. That the Board accepts that in the circumstances described in the report, the normal requirement to seek approval to openly market the property under contract rule 20.20(b), is waived and
- B. That the Executive Board is recommended to authorise the Asset Manager to accept the best offer as detail in the Appendix for disposal on the basis of a 150 year lease for a premium at a peppercorn rental as approval to proceed under rule 20.20c of the Constitution. Disposal of a 150 year Lease rather than a freehold sale means that both sites will ultimately revert back to the Council and protects future redevelopment opportunities.

**Name and contact details of author:** Paul Gudge – 01865 252297  
pgudge@oxford.gov.uk

**Background papers:** None.





Title ; 19 & 19a Paradise Street

Scale: 1:1,250

Reproduced from the Ordnance Survey Mapping with the permission of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence: LA100019348

Financial & Asset Management



This plan