

To: City Executive Board

Date: 18th February 2009

Item No:

Report of: Interim Head of Property & Facilities Management

Title of Report : DAIRY LODGE, HEADINGTON HILL, OXFORD

Summary and Recommendations

Purpose of Report: This report seeks approval to the terms for the disposal of Dairy Lodge, Headington Hill as shown edged on the plan attached as Appendix 1. It follows a decision by Executive Board on 16th January 2006, which approved the principle of disposal and marketing of the property.

Key decision: No

Executive lead member: Councillor Bob Price - Leader of the Council

Report approved by: Councillor Bob Price
Steve Sprason (Interim Head of Property & Facilities Management)

Finance: Sarah Fogden & Penny Gardner
Legal: Jeremy Thomas

Policy Framework: Transform Oxford City Council by improving value for money and service performance.

Recommendation(s): City Executive Board is recommended to approve acceptance of the best offer currently available, to be reported verbally at the meeting. In the event that the proposed purchase does not proceed at this level, the Board is requested to authorise the Interim Head of Property & Facilities Management to proceed with a sale at or above open market value.

1.0 Report

- 1.1 The disposal of this property follows Executive Board approval dated 16th January 2006 to the principle of the sale of this property on the open market.
- 1.2 The property was marketed by Breckon & Breckon, who were selected on a competitive basis, over an 8-week period, during December 2008 and January 2009.
- 1.3 Seven offers were received for the property during the course of marketing, those offers being as set out in section 1 of the “Not for Publication” Appendix to this report.
- 1.4 Given the closeness of the two highest bids, it was decided to request those parties to submit Best and Final Offers to the Council by 12th February. The outcome of that exercise will be reported verbally to CEB.
- 1.5 Prior to the property being marketed by the external agent, an open market valuation was carried out. The current open market valuation is detailed in section 2 of the Appendix.
- 1.6 City Executive Board is requested to permit the Interim Head of Property & Facilities Management to proceed with a sale, at or above the figure in section 2 of the Appendix.

2.0 Financial Implications

- 2.1 The disposal will generate a significant capital receipt and relieve the Council of the costs of holding a vacant property. The Council’s legal and surveyors fees will be met by the purchaser.

3.0 Recommendations

- 3.1 City Executive Board is recommended to approve acceptance of the best offer currently available, to be reported verbally at the meeting. In the event that the proposed purchase does not proceed at this level, the Board is requested to authorise the Interim Head of Property & Facilities Management to proceed with a sale at or above open market value.

Name and contact details of author: Edward Green – 01865 252297
egreen@oxford.gov.uk

Background papers: Report to Executive Board dated 16th January 2006.