

To: Cabinet
Date: 11th February 2026
Report of: Director Property & Assets
Title of Report: Long Leasehold disposal of City Centre Commercial Property – 16-17 Turl Street, Oxford

| Summary and recommendations | |
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| Decision being taken: | To seek approval for the disposal of a long leasehold in 16-17 Turl Street, Oxford. |
| Key decision: | Yes https://mycouncil.oxford.gov.uk/mglIssueHistoryHome.aspx?Ild=41937&optionId=0 |
| Cabinet Member: | Councillor Ed Turner, Deputy Leader and Cabinet Member for Finance & Asset Management |
| Corporate Priority: | Strong, Fair Economy |
| Policy Framework: | Asset Management Strategy 2021 |

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| Recommendation(s): That Cabinet resolves to: |
| <ol style="list-style-type: none"> Approve the disposal of a long leasehold interest in 16-17 Turl Street, as set out in the report. Delegate authority to the Director Property & Assets in consultation with the Deputy Leader and Cabinet Member for Finance & Asset Management, the Director of Law, Governance & Strategy and the Group Finance Director the agreement of the detailed terms for the disposal and to enter into all necessary documentation to effect the disposal on the basis that the terms comply with s.123 of the Local Government Act 1972, where powers are not already delegated within the constitution. |

| Information Exempt from Publication | |
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| Confidential Report | This information is exempted from publication under |

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| | Schedule 12A to the Local Government Act 1972 since it is: Information about someone's finances or business |
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| Appendix No. | Appendix Title | Exempt from Publication |
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| Appendix 1 | Location Plans | No |
| Appendix 2 | Confidential Report | Yes This information is exempted from publication under Schedule 12A to the Local Government Act 1972 since it is: Information about someone's finances or business |
| Appendix 3 | Risk Register | Yes |

Introduction and background

1. Oxford City Council owns the freehold interest in 16-17 Turl Street. The plan in Appendix 1 shows the extent of the property edged red. The property is situated within a Conservation Area.
2. This property is currently vacant and was recently offered to the market based on a proposed long leasehold disposal. Several interested parties came forward and a best bids process was undertaken.
3. Approval is sought to the outline terms and to delegate authority to agree the detailed terms for the disposal, final form of documents and enter the transaction.

Proposal

The proposal is to dispose of the long leasehold (125 year) interest in this property to secure a capital receipt. Details are provided in the confidential appendix attached to the report.

Alternative Options Considered

4. The following alternative options were considered:
 - a. Market the property for a shorter occupational lease. This option was previously explored, but the letting aborted due to structural problems with the property. Expenditure would be required by the Council prior to any re-marketing and negotiating tenant incentives which, combined with planning requirements would delay timescales to achieve income. Further, demand for shorter leases given the property's current condition would be uncertain. This option was therefore rejected.
 - b. Freehold disposal. The property is situated within a wider Council ownership block and this option would remove the ability for any potential future long term strategic proposals. There would also be negligible additional value for a capital receipt on a freehold disposal. This option was therefore rejected.

Financial implications

5. The disposal of this property will provide a capital receipt to reduce borrowing and support the Council's Medium Term Financial Plan. The detailed terms are in Exempt Appendix 2, not for publication.

Legal issues

6. Section 123 Local Government Act 1972 empowers a local authority to dispose of property, by way of lease or sale. The disposal of property cannot be for a consideration less than the best that can be reasonably obtained unless consent of the Secretary of State is obtained. The proposal is in line with S.123 requirements.

Level of risk

7. The risk register is attached in Appendix 3.

Equalities impact

8. The disposal of the property does not give rise to any direct equalities' issues. Therefore, an Equalities Impact Assessment is not necessary.

Carbon and Environmental Considerations

9. This report does not give rise to any direct carbon or environmental considerations.

Conclusion

It is recommended that the Council proceeds with the transaction as set out in Exempt Appendix 2 – not for publication.

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Background Papers: None