

Report of:	Meeting	Date	Item No.
Cllr Alan Vincent Resources Portfolio Holder and Michael Ryan Director of People and Places	Cabinet	12 September 2012	9

Thornton Depot, Fleetwood Road South, Thornton

1. Purpose of Report

- 1.1 To declare that land and buildings held under title number LAN37297 and known as 'Thornton Depot' will become surplus to the Council's operational requirements following the construction of the new depot at Copse Road Fleetwood.
- 1.2 To dispose of Thornton depot by way of auction following completion of the construction of the new depot and relocation of the current waste contractor into the same.

2. Outcomes

- 2.1 The generation of a capital receipt used to meet the cost of the new build at Copse Road.
- 2.2 To undertake the necessary steps to identify and mitigate the risks associated with the management of a vacant site.

3. Recommendation/s

- 3.1 That approval is given to the site being declared surplus to operational requirements following the relocation of the waste contractor to the Copse Road Depot.
- 3.2 That approval is given to dispose of the site by way of auction.

4. Background

- 4.1 The Council's contract with Fylde Borough Council terminated on the 4th April 2012 and a new contract for the provision of waste services was

simultaneously entered into with Veolia Environmental Services (UK) plc. The Council contracted with Veolia to provide a depot for the duration of the contract and in this regard it was acknowledged that Thornton Depot was no longer fit for purpose.

4.2 The Council agreed to build a new depot at Copse Road and this is currently under construction with an estimated occupation date of December 2012.

4.3 An independent valuation of the Thornton Depot site and the valuation report has identified that planning for residential or B1 business uses is likely to be granted.

5. Key Issues and Proposals

5.1 Once the site is no longer operational, there is significant risk that the empty buildings may attract anti-social behaviour and present a risk of fire. In order for the Council to reduce its risk and future on-going liabilities, the costs of demolition and security on the site are currently being investigated.

IMPLICATIONS	
Finance	Costs associated with the demolition of the depot are reported to be in the region of £40,000. There will also be security costs, the costs of which are currently being investigated. The Capital receipt will be applied to meet the costs of the new depot of £1.6m and it is expected to be realised in the 2012/2013 financial year.
Legal	The Council has a duty to comply with the statutory obligations under s.123 of the Local Government Act 1972 when disposing of its assets.
Community Safety	There are no Community Safety implications at this point.
Equality and Diversity	There are no Equality and Diversity Implications
Sustainability	There are no implications
Health and Safety	The above proposal seeks to identify and manage the risks associated with managing the site until the point of disposal.
Risk Management	The above proposal seeks to identify and manage the risks associated with managing the site until the point of disposal.
Asset Management	The above proposals are in line with good estate management practice.
Climate Change	There are no implications

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List of Background Papers:		
Name of Document	Date	Where available for inspection
N/A	N/A	N/A

LIST OF APPENDICES

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