

## PROFORMA

### REFERRAL OF A KEY DECISION TO THE SCRUTINY AND OVERVIEW COMMITTEE

For the attention of: Councillor Callton Young OBE – Cabinet Member for Resources & Financial Governance

**Decision Title: ASSET DISPOSAL: FORMER CALAT COULSDON, MALCOLM ROAD AND BARRIE CLOSE SITE (COULSDON COMMUNITY CENTRE)**

**Key Decision No: 3321RFG**

#### Reasons for referral:

- i) **The decision is outside of the Policy Framework in regards the Interim Asset Disposal Strategy agreed this year.**

Officers presented the draft Interim Strategy to Scrutiny and the list of properties that were to be sold. The report stated the following: “Former CALAT Coulsdon, Malcolm Road and Barrie Close site (Coulsdon Community Centre) GF Old CALAT Centre now occupied by temporary residential occupiers acting as guardians. Large former school building with parking. Former BBB site with planning including new health centre. Planning linked to Barrie Close site so both assets need to be sold together to allow relocation of Community Centre”.

Decision is in contradiction of what officers had informed Scrutiny previously.

This disposals fail to meet two considerations set out in 3.1 of the Cabinet report [Interim Asset Disposal Strategy - Part A.pdf \(croydon.gov.uk\)](#) - 18<sup>th</sup> February 2021

#### 3.1 Wider Consideration

- Service requirements across the Council to ensure an asset is not being sold off if it could provide a cost effective solution for another service area
- Achieving “Best Consideration” – would delaying a disposal be more beneficial

Lack of evidence that the Council has adhere to its policy adopted in February 2021 by Cabinet when it agreed its Asset Disposal Strategy and met the requirement set out in 4.3 of the report in regards the production and sign-off of the business case.

*“4.3 A business case will be prepared and signed off by the Executive Leadership Team (ELT) to allow marketing to commence for the asset. This process will involve early engagement with both ward councillors and the relevant cabinet member to inform them of the proposed disposal. The business case report will include a minimum set of requirements, including:*

- a) A business case summary template*
- b) The financial case for a disposal*
- c) Proposed timing of the disposal*
- d) Confirmation that the asset has been declared surplus*
- e) Confirmation of consultation with ward councillors and cabinet member*
- f) Impact/risks of the disposal – financial, reputational, political, and operational.*

*g) Evidence of an independent valuation to show that best consideration requirements are fully complied with*

*h) A valuation of the asset by an independent RICS Registered Valuer*

*i) A market assessment by a suitably qualified agent familiar with the local market/asset type including recommended method of disposal*

*j) Sign off by the relevant ELT director for the disposal of the asset, where there is no longer a service requirement. This is not to be confused with ELT approval, which is required at a later stage.*

*k) Cost of sales and any budgetary approval required*

*l) Confirmation of deliverability of sale – where required. For example, if staff, public or other consultations are required, they need to have been completed and reported within the business case*

*m) Finance and legal sign off”*

ii) The decision is inconsistent with the budget

iii) The decision is inconsistent with another Council Policy

iv) Other: Please specify:

**The outcome desired:**

To withdraw the sales of these asset and to carry out a review to see if the original proposals for these Coulsdon Sites to build a new community centre, social housing and a new medical centre can be achieved.

**Information required to assist the Scrutiny and Overview Committee to consider the referral:**

- 1) An explanation as to why the original decision for these sites was abandoned.
- 2) A copy of the current business case, the requirement for which was set out in the February 2021 Cabinet Paper.

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Signed: Councillor Sean Fitzsimons

Date: 8 September 2021

Chair of Scrutiny & Overview Committee