



STROUD DISTRICT COUNCIL

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STRATEGY AND RESOURCES COMMITTEE INFORMATION SHEET (NO.2) 1 MARCH 2016

Property Review Update

Property	Current Position	Target date
Stroud Cemetery, Bank Gardens & Sims Clock, Stroud	The Management Agreement with Stroud Town Council will be extended for a further year until 31st March 2017 to enable work to be carried out to establish the practical and budgetary implications of the town council taking on these assets. Discussions with the Town Council are underway and detailed terms and conditions will be offered shortly.	Terms to be agreed by September 2016, If agreed sites transferred by March 2017 The decision to dispose of the assets is delegated to the Head of Asset Management, but officers will update Strategy & Resources Committee in October 2016.
Phase 3 Oldends Lane, Stonehouse	The Council's headlease of Phase 3 is due to expire in December 2016 and discussions are underway with the freeholder to minimise any dilapidations claim. Professional advice has been sought and works are being carried out to minimise any claim. Budgetary provision has been made although figures remain confidential to ensure negotiations with the freeholder are not compromised.	Budgetary provision has been made. Officers will update Strategy & Resources Committee in October 2016. Settle claim by Dec 2016.

<p>Kingshill House, Dursley</p>	<p>Following the report to committee in October, discussions have taken place with Kingshill House Trust which has indicated that it is not in a position to acquire the freehold interest. If no other community group is forthcoming the options will be to dispose of the asset on the open market or retain the asset and make budgetary provision to fund/contribute to the planned maintenance programme of £400,000 over 5 years. More time is needed to investigate these options in greater detail.</p>	<p>An update on the detailed options will be reported to Strategy & Resources Committee in October 2016 to tie in with the budget cycle with a recommendation as to the future use of the property.</p>
<p>Miles Marling Field, Nailsworth Fountain & land at Springhill, Nailsworth</p>	<p>Nailsworth Town Council is agreeable in principle to an asset transfer provided this is achieved at minimal cost to ratepayers with the property being in good order on transfer.</p>	<p>The decision to dispose of the assets is delegated to the Head of Asset Management, terms to be offered to the Town Council and agreed by June 2016, sites transferred by Dec 2016.</p>
<p>Old Market Precinct, Nailsworth</p>	<p>The Council was contacted by the leaseholder of this property who had put forward an offer for the freehold interest of the site. Stroud District Council owns adjoining land and would not ordinarily consider the piecemeal disposal of its holding in case of prejudicing the possibility of a comprehensive future redevelopment. However, the ground lease still has 85 years to run and has no general right of termination so this is unlikely to arise in reality. Officers were going to investigate making an offer to acquire the leasehold interest of the site.</p> <p>Shortly after the October Strategy & Resources Committee meeting the leaseholder in question assigned his leasehold interest, in view of this no approach has been made to the new lessee.</p>	<p>Determine whether new lessee is interested in disposing of their interest to the Council by March 2016.</p>

Woodchester Mansion, Nympsfield	The Property Manager attended a recent meeting of the Trustees to explain the background to and process of property reviews. A condition survey of the Mansion is to be commissioned and further information to be requested from the Trust to inform the review.	An update of the property review will be reported to Strategy & Resources Committee in October 2016 with a recommendation as to the future use of the property.
Wallbridge, Stroud	Discussions have been held with key stakeholders as to the potential and types of commercial use that could be appropriate for the site. The freehold has yet to be transferred to the District Council and the County is being pressed to complete this in order that a report can be brought back to Committee as set out to the Committee meeting in October.	Report to Strategy and Resources Committee with a recommendation for future use in June 2016.