

## **Officer Executive Decisions**

### **54 Northcote Road, Strood**

On 26 November 2013 the Cabinet considered a report providing details of a proposal to declare 54 Northcote Road, Strood, surplus.

The property had transferred to the Council from KCC under local government reorganisation in 1998 for a road improvement scheme. The report stated that design work on a scheme to realign the A228 Cuxton Road under the Darnley Arch Rail Bridge at the junction of Cuxton Road, Darnley Road, Northcote Road and Priory Road was underway and that it was possible that the scheme would involve undertaking works within the boundary of 54 Northcote Road. The report proposed that once the scheme had been completed the property would be declared surplus and sold.

The Cabinet report is available via the following link:

<http://democracy.medway.gov.uk/mgconvert2pdf.aspx?id=21906>

### **Delegation from Leader and Cabinet and date:**

On 26 November 2013 the Cabinet agreed:

The Cabinet agreed to delegate authority to the Assistant Director, Legal and Corporate Services, in consultation with the Portfolio Holder for Finance, to declare surplus 54 Northcote Road when the highway improvement has been completed, or once it has been ascertained that the Council does not need access to the property to complete the highway improvement, so that the property can be disposed of by the Assistant Director, Legal and Corporate Services, in consultation with the Portfolio Holder for Finance, for best consideration (decision number 200/2013)

### **Decision:**

The scheme was completed and the property sold at auction for £130,000 and the sale completed 28 April 2014. The decision was made in order to dispose of the property in accordance with the Cabinet decision.

**Reasons for Decision:** In compliance with Cabinet decision above the sale realised a capital receipt and reduced future revenue costs from the disposal.

**Date of Decision:** 28 April 2015

**Officer:** David Howe, Senior Valuation Surveyor, Asset & Property Management.

Tel: 01634 332494 [david.howe@medway.gov.uk](mailto:david.howe@medway.gov.uk)

### **Details of any other options considered and rejected:**

The decision taken by officers was in compliance with Cabinet decision outlined above. The Cabinet report had explored whether the council should

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either retain 54 Northcote Road once the highway works were completed, with the inherent risk of future holding costs or dispose of its interest and realise a capital receipt.

**Conflicts of Interest:** None declared.