

NORTH YORKSHIRE COUNTY COUNCIL

EXECUTIVE

26 April 2016

Transfer of Tanpit Lodge, Easingwold

1.0 Purpose of Report

- 1.1 To seek approval for the transfer of Tanpit Lodge, Easingwold, to the York Teaching Hospital NHS Foundation Trust.

2.0 Background

- 2.1 The Tanpit Lodge site was acquired by NYCC in May 1972, and was used as an Elderly Person's Home (EPH) until closure in December 2007.
- 2.2 It has not been possible to sell the site before now, due to the presence of an NHS renal unit at one end of the building. This occupation is by virtue of a lease which expires on 15 May 2016 (annual rent £35,000).
- 2.3 The attached plan (6630) shows the extent of NYCC ownership tinted pink, together with the renal unit hatched blue.
- 2.4 On grant of the current lease (decision made September 2012) it was made clear to the NHS that a further lease would not be available, in order to allow NYCC to dispose of the Tanpit Lodge site in 2016.

3.0 Proposal

- 3.1 York Teaching Hospital NHS Foundation Trust ('the NHS') has been unable to locate a suitable replacement facility for the renal unit, and has requested that the site be transferred to it.
- 3.2 The NHS has commissioned a valuation of the site (October 2015). This has resulted in an existing use value of £1,000,000 and an open market value of £1,150,000.
- 3.3 The valuation was carried out by a reputable company in accordance with RICS valuation standards. It is not necessary to incur costs to NYCC by obtaining another valuation from Mouchel.
- 3.4 An initial offer of £950,000 has been improved to £1,000,000 and approved by the board of the NHS Trust.
- 3.5 The NHS intend to increase the capacity of the existing Renal Unit, and refurbish the remainder of the building to provide offices for NHS staff.

4.0 Transfer at undervalue

4.1 For the purposes of the Property Procedure Rules (8.1.4.1), the proposed transfer represents undervalue of £150,000 and must be approved by the Executive due to the market value of the site.

6.0 Conclusion

6.1 Whilst an open market sale of the site could yield a greater capital receipt, there is no guarantee that this will be the case. The offer is good, and immediate transfer to the NHS will also remove NYCC liability for costs incurred holding the building empty for a period of marketing and/or whilst planning consent is sought for development.

7.0 Recommendations

7.1 That the proposed transfer at one million pounds should proceed, on terms to be agreed by the Corporate Director, Strategic Resources.

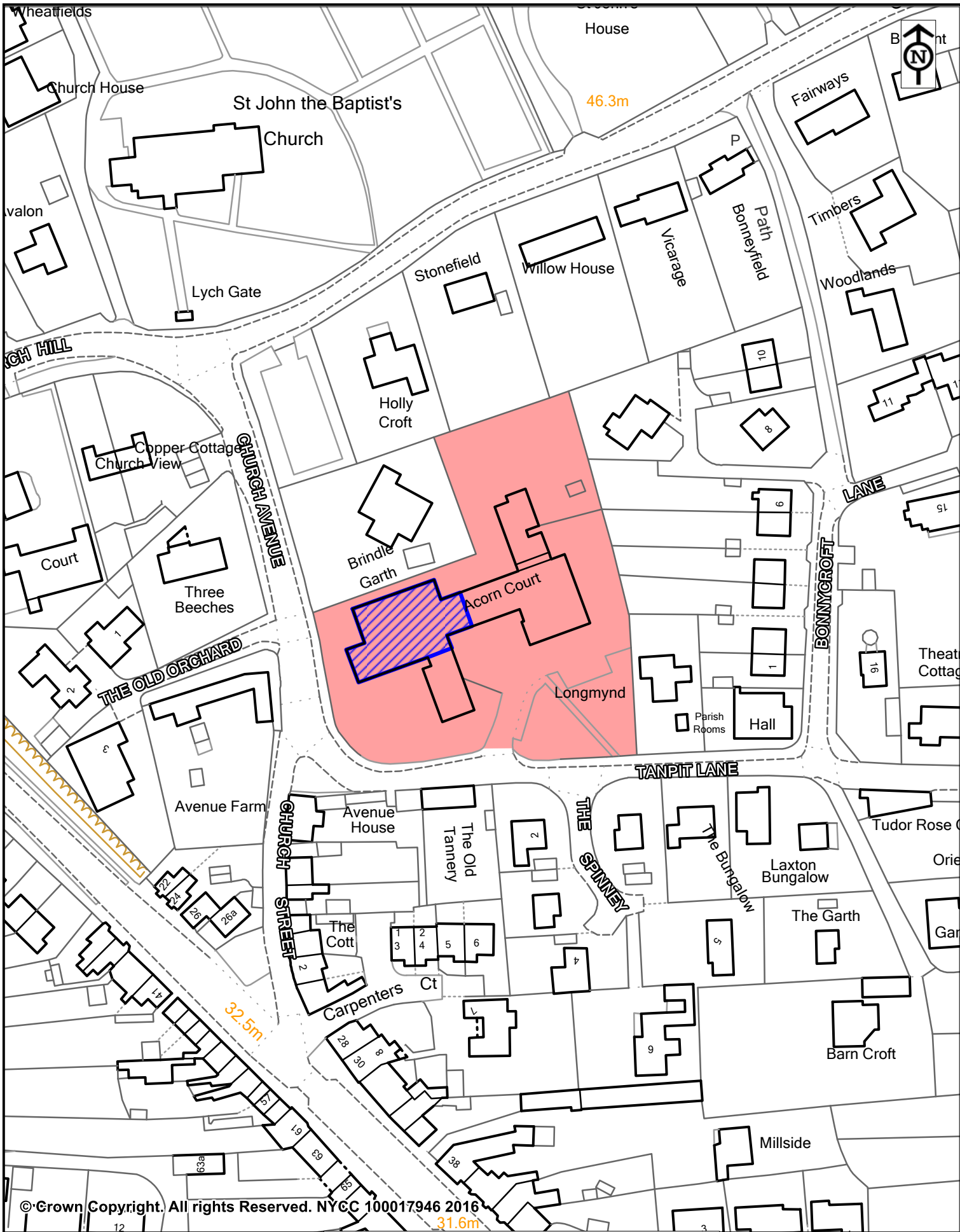
GARY FIELDING
Corporate Director – Strategic Resources

County Hall
NORTHALLERTON

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Background Documents:

Redeployment report (lease of Renal Unit) signed 18/9/2012
(copy available from Shaun Wilson x5697).



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Tanpit Lodge, Easingwold

Scale: 1:1250
 Drawn: KA
 Date: 30/03/2016
 Dwg No: 6630
 OS Grid: 452635 469921