

North Yorkshire Council

Deputy Leader and Executive Member for Finance and Resources

30 APRIL 2026

Disposal of 54 York Place, Harrogate, HG1 5RH

Report of the Corporate Director of Resources

1.0 PURPOSE OF REPORT

To seek approval from the Deputy Leader and Executive Member for Finance and Resources to dispose of 54 York Place, Harrogate, HG1 5RH on the terms set out in the confidential appendix.

2.0 SUMMARY

2.1 54 York Place, Harrogate is no longer required to meet an existing service delivery requirement and has been declared surplus. It is therefore proposed to dispose of the property following a marketing exercise.

3.0 BACKGROUND AND SUBSTANTIVE ISSUE

3.1 The property comprises a good-sized, semi-detached, Victorian stone building, overlooking the Stray and includes a rear Coach House. Until recently the property has been leased out and was used as 8 flats.

3.2 The property is now vacant, and the Council has no use for the building. A decision was therefore taken to market it for sale on the open market, and a preferred bidder has now been identified.

3.3 Disposal of the property will remove the costs and risks associated with continuing to hold the asset, as well as the need for officers to inspect the property.

3.4 On completion of the sale, the Council may need to repay £132,000 of Housing Grant to Homes England unless agreement is reached to utilise this for an alternative scheme.

3.5 Further information is included within Confidential Appendix A.

4.0 CONSULTATION UNDERTAKEN

4.1 Members of the Property Management Group have been consulted.

5.0 ALTERNATIVE OPTIONS CONSIDERED

5.1 **Retention** of the property was rejected as the asset is no longer required for service delivery and continuing to hold it would incur ongoing running and maintenance costs.

5.2 **Letting** the premises was considered but discounted, as disposal produces a greater financial benefit and avoids future liabilities.

6.0 FINANCIAL IMPLICATIONS

6.1 Disposal will generate a capital receipt and remove ongoing holding and maintenance costs associated with the asset. The property has been marketed in accordance with the Council's adopted procedures, and a preferred purchaser has been identified following assessment of the bids received.

7.0 LEGAL IMPLICATIONS

7.1 This property will be disposed of at best consideration in accordance with S123 of the Local Government Act 1972.

8.0 EQUALITIES IMPLICATIONS

8.1 No equalities issues are raised by the matters addressed in this report.

9.0 CLIMATE CHANGE IMPLICATIONS

9.1 There are no specific climate change impacts arising from this report.

10.0 REASONS FOR RECOMMENDATIONS

10.1 The recommendations support the Council's duty to manage its asset base effectively and achieve value for money by ensuring property is retained only where it supports service delivery or wider Council priorities. Where no ongoing requirement is identified, disposal on the open market is the most appropriate means of achieving best consideration, reducing ongoing liabilities and generating a capital receipt that can be applied in line with the Council's capital strategy.

11.0 RECOMMENDATION(S)

That the Deputy Leader and Executive Member for Finance and Resources approves the disposal of 54 York Place, Harrogate, HG1 5RH on the terms set out in the confidential appendix.

APPENDICES:

Confidential Appendix A – 54 York Place Redeployment Report

Gary Fielding
Corporate Director – Resources
County Hall
Northallerton
22 April 2026

Report Author – Neil Hughes, Head of Commercial
Presenter of Report – Neil Hughes, Head of Commercial

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.