

HOLBURY HALL, HOLBURY DROVE, HOLBURY

1. INTRODUCTION

- 1.1 This report looks at the background to the Council's ownership of Holbury Hall and discusses options for disposal now that it has been declared surplus to requirements.

2. BACKGROUND

- 2.1 Holbury Hall (see appendix plan) was acquired in 1968 and has been used as a community hall since that time. Most recently it was let to Fawley Parish Council but they surrendered their lease in 2006. Since then it has been mostly vacant although Southampton University have made use of the premises over the past two summers while carrying out archaeological field studies at Holbury Manor.
- 2.2 The future of the premises had been considered at some length by The Council's Asset Management Group. The group has looked at various alternative uses including possible storage and whether the premises might be suitable for the District Council. The Group concluded that due, in part to its location, it is not viable for retention and recommend that the property is declared surplus to requirements and suitable for disposal.

3. DISPOSAL OPTIONS

- 3.1 The property occupies a site of approximately 1200 sq metres (1/3 of an acre) and is located in a predominantly residential area. However it is within the Fawley blast zone and as such, development would be limited.
- 3.2 In planning terms the premises currently have a community use designation. Since the building became vacant various parties have expressed an interest to use the site or buildings as a place of worship. More limited interest has been shown by youth and sports groups. All such uses would be compatible with the current planning designation.
- 3.3 As part of the disposal programme a soft marketing exercise was carried out which indicated a likely level of bid. The levels of "offers" received are competitive in financial terms with a disposal for residential purposes as the option for such a use is limited to only two dwellings because of the site falls within the blast zone area.
- 3.4 It is therefore proposed that the premises should be sold by informal tender with conditions that the site should only be used for community type related activity.
- 3.5 Sale through informal tender is not binding upon the parties and should the level of bid have change since earlier expressions of interest were obtained in the summer then alternative options solutions could be re-considered.

- 3.6 The Council are not under an obligation in these circumstances to accept the highest offer. As part of the tender documentation it is also proposed to request parties to submit information on their intended use.

4. FINANCIAL IMPLICATIONS

- 4.1 A disposal of this site as outlined above would generate a valuable capital receipt.
- 4.2 Although minimal expenditure has been incurred on the premises, retention will increase the liability for maintenance and repair.

5. ENVIRONMENTAL IMPLICATIONS

- 5.1 There are no direct environmental issues arising from this report.

6. CRIME AND DISORDER IMPLICATIONS

- 6.1 There are no direct crime and disorder issues arising from this report. While the premises have not suffered any degree of vandalism to date any empty property is always at potential risk.

7. EQUALITY AND DIVERSITY

- 7.1 Through the enquiries received to date it is clear that there is a need for more places of worship for certain groups in the locality. A disposal along the lines proposed would assist in meeting that need.

8. PORTFOLIO HOLDERS COMMENTS

- 8.1 The Finance & Efficiency and Leisure, Culture & Youth Matters Portfolio Holders support the recommendation contained in this report.

9. CONCLUSIONS

- 9.1 The property has in the past been a valuable asset to the community. The Asset Management Group endorse the view that retaining the premises for the District Council's use is not considered viable in this location, while residential use is limited by planning constraints. At the same time there is a proven need for additional community facilities in the area.

10. RECOMMENDATION

- 10.1 In accordance with the views expressed by the Asset Management Group. It is recommended that Holbury Hall should be sold by informal tender as detailed in this report.

For Further Information Please Contact:

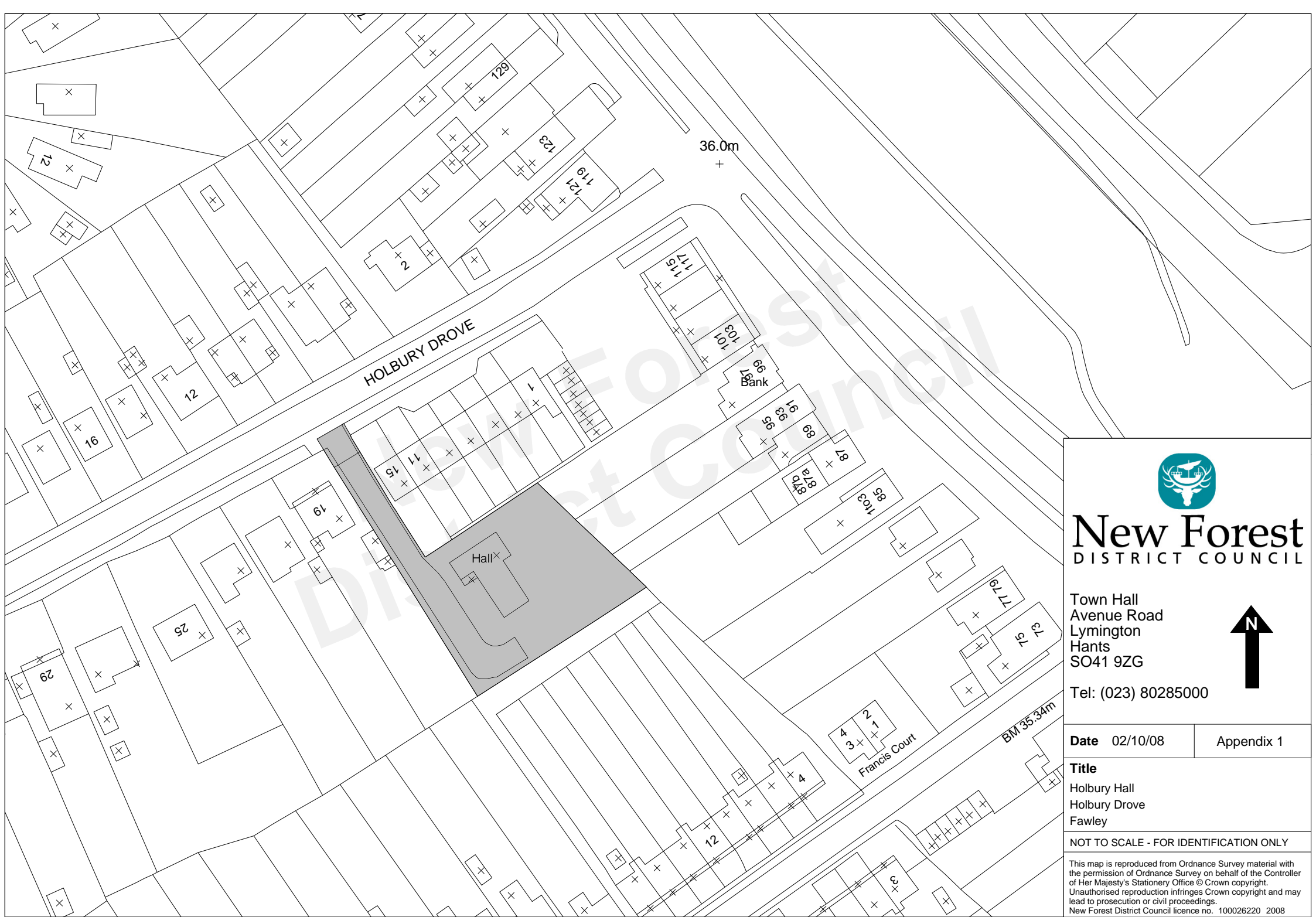
Background Papers:

Andy Groom

Valuer

Tel: 023 8028 5634

E-mail andy.groom@nfdc.gov.uk



New Forest
DISTRICT COUNCIL

Town Hall
Avenue Road
Lymington
Hants
SO41 9ZG

Tel: (023) 80285000



Date 02/10/08	Appendix 1
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Title Holbury Hall Holbury Drive Fawley

NOT TO SCALE - FOR IDENTIFICATION ONLY

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