

# **Appendix 1 – Surplus Property Assessment**

## **The Property**

*Part Of Council Offices Site, Whitwick Road, Coalville.*

These buildings have previously provided office and meeting room accommodation for Councillors and Officers of the council. The surrounding land has been used as car parking for councillors, council staff and visitors, with spare capacity being used as public car parking on a pay and display basis.

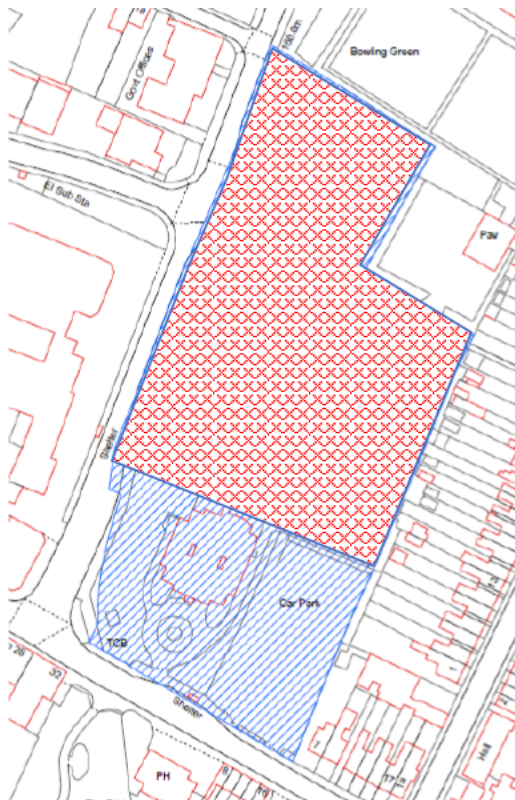
The council's new accommodation strategy will see the authority adopt a more agile work style, with front of house services being relocated to the new Customer Service Centre (CSC) within the Belvoir Shopping Centre. Office accommodation will be provided at Whitwick Business Centre, whilst Stenson House will become the Civic Centre.

The land and buildings shown on the plan below will no longer be required as part of the council's accommodation strategy once the CSC, Whitwick Business Centre and Stenson House projects are complete. This is expected to be around September 2022.

Note – The area proposed to be declared surplus excludes Stenson House, the land immediately surrounding Stenson House, land between Stenson House and Whitwick Road, land between Stenson House and London Road, London Road car park.

## **Plan**

The council's ownership is edged blue. The area proposed to be retained is crossed in blue. The area proposed to be declared surplus is hatched in red.



### Assessment Scoring

The council's Suitability Assessment Matrix has been applied to the property shown edged red on plan above and the results are set out in the table below.

<b>Weighting</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Type Of Asset</b>					For Disposal
<b>Operational Fit</b>				Poor	
<b>Utilisation</b>				Poor	
<b>Condition</b>			Fair		
<b>Occupation Costs</b>				Above average	
<b>Best Use Value</b>				No	
<b>Costs Of Disposal And To Vacate</b>				Affordable	
<b>Market Demand</b>				Good	
<b>Scores close to 8 indicate a weak case for disposal. Scores close to 40 indicate a strong case for disposal</b>					
<b>SCORE</b>	32				

### Assessment Of Potential Alternative Uses

(All potential alternative uses are subject to planning consent being obtained.)

- Market housing
- Affordable housing,
- Leisure
- Employment
- Car parking

### Assessment Of Value

Up to £1.2m dependant upon proposed future use and impact of any physical constraints such as rights of way or easements.

## **The Property**

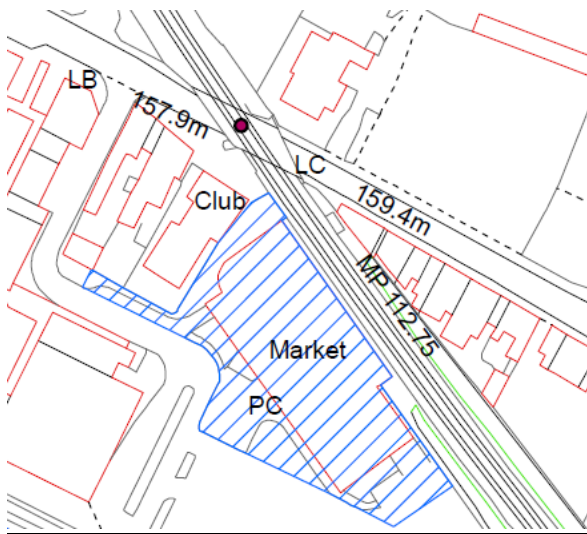
### **Coalville (Old) Market Hall, Rear Of Belvoir Shopping Centre.**

Coalville Market Hall was constructed for Coalville Urban District Council in the 1960's and was purpose designed to accommodate an indoor market. The building has been adapted and remodelled during the council's ownership to incorporate the provision of public toilets and a café facility.

The building ceased to be used as a café and indoor market hall in 2021 following the opening of Newmarket at Marlborough Square.

The building continues to be used to provide public toilet facilities for Coalville and any future disposal would need to incorporate conditions related to continued or replacement toilet provision

## **Plan**



## **Assessment Scoring**

The council's Suitability Assessment Matrix has been applied to the property shown edged red on plan above and the results are set out in the table below.

<b>Weighting</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Type Of Asset</b>			Strategic Holding		
<b>Operational Fit</b>				Poor	
<b>Utilisation</b>				Poor	
<b>Condition</b>			Fair		
<b>Occupation Costs</b>				Above average	
<b>Best Use Value</b>				No	

<b>Costs Of Disposal And To Vacate</b>				Affordable	
<b>Market Demand</b>			Marginal		
Scores close to 8 indicate a weak case for disposal. Scores close to 40 indicate a strong case for disposal					
<b>SCORE</b>	29				

### **Assessment Of Potential Alternative Uses**

(All potential alternative uses are subject to planning consent being obtained)

- Leisure
- Retail
- Employment
- Car parking

Note – There is a restrictive covenant on the building that limits alternative use potential until 2025 however any purchaser may be able to negotiate an early release from the covenant from the beneficiary.

### **Assessment Of Value**

The building has been valued between £450,000 and £490,000 dependant upon the bite of the restrictive covenant.