

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 12 February 2025
Subject:	Sale of Former Whitefield Library, Pinfold Lane, Whitefield,	
Report of	Leader and Cabinet Member for Strategic Growth	

Summary

1. This report provides an update on the proposed relocation of the Uplands Medical Centre in Whitefield, and the proposal to sell the former Whitefield Library to the NHS Property Services (NHS PS)

Recommendation(s)

2. Approve the sale of the former Whitefield Library, Pinfold Lane, Whitefield to NHS Property Services
3. Approve the demolition costs for two small structures within the retained Pinfold site to enable the NHS to proceed with their works.
4. Approve that the Council owned portion of the currently Uplands Medical Centre, once the practice has relocated, be deemed surplus to requirements and be placed on the Asset Transformation Programme disposal list.

Reasons for recommendation(s)

5. To enable the Uplands Medical Centre and related services to be relocated
6. To make best use of the Council's property assets. Disposing of property assets to reduce holding costs, reduce the Councils' carbon footprint and to generate capital receipts.
7. To enable the Council to continue to generate capital receipts that can enable other Council projects to be supported.

Alternative options considered and rejected

8. To sell the site in the open market, however this option would prevent the proposed relocation of the Uplands Medical Centre and has therefore been discounted

Report Author and Contact Details:

*Name: Roger Frith
Position: Head of Land & Property*

9 Background

- 9.1 The former Whitefield Library closed in 2017 and was subsequently used as a Covid Vaccination centre from October 2020 to September 2022. Whilst the former library has been identified for sale through the Council's Accelerated Land Disposal Programme (ALDP), the sale has been put on hold as the building had been identified as a temporary location for the Uplands Medical Centre, whilst their current premises were being developed.
- 9.3 The current Uplands Medical Centre is in very poor condition and the NHS has had plans to redevelop the site for over 15 years. Due to increasing costs and the complexity of developing the existing site, it has recently been agreed it would be more beneficial to use the former day care centre as a permanent relocation option.
- 9.4 The NHS has recently secured capital funding to acquire the Whitefield Library site and carry out a full refurbishment of the building. It is therefore proposed to sell the site to NHS Property Services (NHS PS). The site is shown verged red on the plan in Appendix 1. The Council will retain access rights to the retained former Pinfold Centre for all-purposes over the land shaded brown on the plan.
- 9.5 A joint open market valuation of the site has been procured as set out in Part B of this report.
- 8.6 The red line boundary includes some elements of the former Pinfold centre, which will need to be demolished by the Council by the end of June 2025. The estimated cost to remove the canopy and garage building is in the order of £15k and approval is sought for this expenditure to be approved.

9 Former Pinfold Day Care Centre

- 9.1 Adjacent to the former library is the former Pinfold Day Care Centre, which has been vacant since October 2020 when Persona vacated. This site is also on the ALDP, but the sale has been on hold pending agreement on how to proceed with the former library building. Upon completion of the sale of the former library to NHS PS, a sale of the Day Care Centre site will be progressed.

10 Current Uplands site

- 10.1 Once the Uplands Medical Centre has relocated to the former library, the current Uplands site will be sold in the open market. Whilst NHS PS owns the majority of the site, the Council owns approximately 20% of the land so will receive a further capital receipt once sold.

10.2 Approval is therefore sought to add the site to the Asset Transformation disposal programme once the Uplands Medical Centre has relocated. The site is shown hatched red in Appendix 2

Links with the Corporate Priorities:

Please summarise how this links to the Let's Do It Strategy.

11 The proposal will support the Council's ambition for better health for its residents

Equality Impact and Considerations:

*Please provide an explanation of the outcome(s) of an initial or full EIA and make **specific reference regarding the protected characteristic of Looked After Children**. Intranet link to EIA documents is [here](#).*

12 The content of this report does not impact on equality.

Environmental Impact and Considerations:

*Please provide an explanation of the Environmental impact of this decision. Please include the impact on both **Carbon emissions** (contact climate@bury.gov.uk for advice) and **Biodiversity** (contact c.m.wilkinson@bury.gov.uk for advice).*

13 None

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
The sale to NHS does not proceed	NHS have an allocated budget, and their formal approval will be sought in March 2025.
The sale to NHS will relieve the council from future maintenance/demolition costs for the building	Subject to Council and NHS approvals the sale should complete by the end of the 24/25 financial year.

Legal Implications:

To be completed by the Council's Monitoring Officer.

14 The Council must ensure that it meets the obligations of the best value requirements of s123 of the Local Government Act 1972. This will also avoid any suggestion that the land is being sold at an undervalue and is

an unlawful subsidy. The full commercial information is set out in part B of this report including a joint independent valuation.

- 15 The demolition works referred to in this report should be procured under the applicable procurement regime in force at the time the procurement is commenced.
- 16 Detailed legal advice will be provided at all stages.

Financial Implications:

To be completed by the Council's Section 151 Officer.

- 17 Finance support the recommendations in this report. This offers the best value to obtain a sale at market value for both the former library building and the council owned part of the wider site. The costs of bringing the site to sale, including the demolition costs referenced in para.8.6, can be written off against the capital receipt, subject to a limit of 4% of the capital receipt (£19,200). Any costs incurred over this cap would need to be met from the general fund revenue budget

Appendices:

Appendix 1 – Former Library Site Plan

Appendix 2 – Council ownership in Uplands site

Background papers:

Please list any background documents to this report and include a hyperlink where possible.

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning