

Report of Head of Legal Services

Sale of Garway Hill Radio Mast

Purpose of report

1. To seek approval for the sale of the radio mast at Garway Hill, Herefordshire which is now surplus to the Authority's requirements.
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Recommendations

It is recommended that:

The site at Garway Hill be sold on terms representing the best overall offer to the Authority as agreed by the Head of Legal Services and Treasurer.

Introduction and Background

2. The facility at Garway Hill, near Ewyas Harold in Herefordshire comprises a 60m steel lattice telecommunications tower and brick built equipment house at the base. It was originally acquired in the 1970's to provide radio coverage for the fire service. With the move to the Airwave radio system some years ago the mast is no longer required by the fire & rescue service and we no longer have any equipment of our own on it. The mast is therefore surplus to the Authority's requirements.
3. Although the Authority derives an income for licensing the use of the mast to various commercial telecommunications companies, the future value of that income is not guaranteed – for example, one operator has recently terminated their use of the mast. Changes to the statutory Telecommunications Code coming into force next year make these sorts of facilities less attractive to landlords and at some point in the near future the mast is likely to require significant expenditure on painting and maintenance.
4. The Senior Management Board have concluded that it would be in the best interests of the Authority to realise a capital receipt from the sale of Garway Hill. Approval from Policy & Resources Committee is required because the estimated sale value exceeds £100,000 and is therefore outside the scope of the Scheme of Delegation to Officers.
5. The property is being marketed through Strutt & Parker with the assistance of Place Partnership. A copy of the sale particulars are attached for information. An update on the offers received will be provided at the meeting.

Conclusion

6. The radio mast at Garway Hill, Herefordshire is no longer required by the Authority and is surplus to requirements. Although the Authority currently derives a rental income for the site the value of this is not guaranteed and there will be future maintenance liabilities if the mast is retained. It is in the Authority's best interests to dispose of the site and realise a capital receipt.

Corporate Considerations

Resource Implications (identify any financial, legal, property or human resources issues)	There will be a capital receipt to the Authority
Strategic Policy Links (identify how proposals link in with current priorities and policy framework and if they do not, identify any potential implications).	The property no longer serves any strategic purpose for the Authority
Risk Management / Health & Safety (identify any risks, the proposed control measures and risk evaluation scores).	None
Consultation (identify any public or other consultation that has been carried out on this matter)	None
Equalities (has an Equalities Impact Assessment been completed? If not, why not?)	There are no equalities issues

Supporting Information

Appendix 1 – Copy sale particulars

Contact Officer

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