

ACQUISITION OF LAND AND PROPERTY **HYPOTHETICAL SCENARIO**

- Head of Child and Family Services identifies a service requirement for new residential premises.
- Initial Cabinet consent required for acquisition due to additional revenue and capital implications. Appropriate consent given.
- Head of Service instructs Corporate Building and Property Services to acquire property.
- If a property can be identified, contact will be made with Agents/owners to establish status of property. For example is it available or will compulsory purchase powers be required. If so then legal advice will be sought regards to process timescales or ability the council to proceed.

- On the assumption the property is available for sale either on the open market officers from Corporate Building and Property Services or his nominee will commence negotiations and undertake initial checks with regards to legal status, planning status and specific issues which relate to the identified service need.

- As this is a property to be acquired for Social Services then appropriate licensing arrangements from the appropriate national governing body will be examined by the Service Department. If there are any additional building regulation/statutory requirements required these will be examined at the same time by Corporate Building and Property Services.
- General issues around building construction will be identified by Corporate Building and Property Services who will undertake a risk analysis as to further investigative works that may be required.

- At this time, before any further work is undertaken which would incur costs and time which may impact on future negotiations it would normally be that the decision will be made as to whether to proceed to the next stage.

- If it is decided that there are no physical, legal or service restrictions that impact on the acquisition of the identified property then following consultation with you service manager corporate building and property services officers will proceed to finalise negotiations.

- Dependent upon the finally agreed price final decision to proceed and instruct legal services to complete the acquisition will be made. If a decision is by cabinet as the acquisition price is above £500,000 the Cabinet decision will be required before formal instructions are given.

GLB/PS
28/02/17

ACQUISITION OF LAND & PROPERTY-EXAMPLE SOCIAL SERVICES.GLB
(Estates/GLB/2017)