

## **Response to points raised in the Call In Form**

### **Section 1 – Suitable for publication and discussion in the public part of the meeting**

#### **Point 2: There has been no consultation with the public on the future of the Exchange Buildings**

**Advice of Senior Governance Officer:** Valid

**Response:**

The building, prior to vacation, had been council offices for several decades. It has never been widely accessible to the public. As such the declaration that the building is surplus to requirements and any subsequent sale does not in in represent any change to the public's interaction with the building.

Clearly, any future change of use might well affect the public, however its amenity value is protected by its Grade II\* listed status and any change of use or appearance would be subject to obtaining Listed Buildings Consent and (usually) Planning Permission, both of which carry a legal requirement for public consultation .

Further advice from the Director of Legal and Governance:

'Given that the building has not been in service for some time and as a consequence no services to the public were affected I do not consider that any consultation was required.'

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#### **Point 3: There is no detail on how the annual maintenance cost is comprised to see if savings are possible.**

**Advice of Senior Governance Officer:** Valid

**Response:**

Opportunities for savings are extremely limited as expenditure is already minimised. A breakdown of revenue expenditure and analysis of savings opportunities is detailed in Appendix 2 however this is exempt from publication as it relates to the financial affairs of the Council.

**Point 7: Details of disposal mechanisms not considered, i.e. sale on open market, auction or private treaty**

**Advice of Senior Governance Officer:** Valid

**Response:**

This is covered by the second element of this decision

'2) To delegate authority to the Director of Strategic Assets and Property to agree the method and terms of sale.'

The intention of this wording was to allow the Director of Strategic Assets and Property the freedom to pursue the method or methods he considers most appropriate.

Regardless of which disposal route is used, it is a requirement that Best Consideration is obtained. An open market route will always determine the Best Consideration, as will an Auction, which is why those routes are always preferred. On the rare occasions where another route is chosen, for example a private treaty with a special purchaser, then the Council needs to be able to clearly demonstrate Best Consideration in another way. This would usually be through obtaining an external independent value.

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