

Torpoint Town Council

From: Sadik Miah <Sadik.Miah@cornwall.gov.uk>
Sent: 08 April 2025 13:34
To: Milly Southworth
Cc: Catherine Thomson
Subject: Notification relating to a property asset in your town/parish: Garages 1-25 at Roberts Avenue & Garages 1-5 York Road, Torpoint
Attachments: Garages 1-25 at Roberts Avenue & Garages 1-5 York Road, Torpoint (2).docx

Information Classification: CONTROLLED

Dear Milly Southworth,

Notification relating to a property asset in your town/parish: Garages 1-25 at Roberts Avenue & Garages 1-5 York Road, Torpoint

I've attached for your consideration a report regarding the above Council asset, which is situated in your town/parish.

Why are we contacting you?

The Council service responsible for the asset has determined that it no longer has an operational need to retain it. In these circumstances, the Council needs to consider the future of the asset, according to an established process.

The first step is to consider whether any other Council service requires the asset for operational purposes. If no such internal use is identified, alternative options may be considered, which include (but are not limited to):

- (i) Examining the potential to transfer the asset to a local council or community group where service delivery will be maintained or improved, or alternative community benefit is identified, as part of the Council's devolution programme.
- (ii) Disposal of the asset. If disposal is pursued, this may be via sale or lease on the open market or a range of other transfer options. This could include an option to sell or lease the asset to a local council or community group, where this is appropriate.

In the case of the above asset, no requirement for Cornwall Council to retain the asset has been identified.

The local Cornwall Councillor and Council officers have already been consulted as part of Cornwall Council's asset release process for their views.

Before Cornwall Council commences activity to dispose of the asset, we want to engage with your council to ensure that you have had the opportunity to provide any views that you may wish to express. The Council has a legal duty to obtain best consideration when disposing of its property, therefore any transfer to a local council at lower than Market Value would need a justification to consider this as an option.

Please could you let us know within eight weeks of the date of this email if your council would have any interest in this asset. Your response will enable Cornwall Council to understand your Council's interest before we take further actions.

It would be appreciated if you could respond using the form below, even if it is to indicate that your council has no interest in the asset.

If no response is received by this deadline date, it will be assumed that your council has no interest and it is likely that Cornwall Council would then proceed with activity to dispose of the asset.

What happens next?

- (i) If your council has no interest in the property, please use the form below to confirm that this is the case.
- (ii) If you would like to express interest in the asset, please confirm this by the deadline and include a brief explanation of the intended use of the asset in the form below. Where in exceptional circumstances additional time is required to enable your council to meet to make a decision on this matter, please let us know before the consultation deadline expires and confirm the date by which you will be able to respond.

Please provide your comments/queries below and email back to me (sadik.miah@cornwall.gov.uk):

Question	Response
Does your town/parish council have an interest in the asset?	<i>Please delete as applicable:</i> The town/parish council has an interest in the asset YES/NO
Please provide some brief details regarding the likely future use of the asset by your council.	<i>Please briefly comment below</i>

Thanks

Sadik Miah | Data Management Technician | Property Services

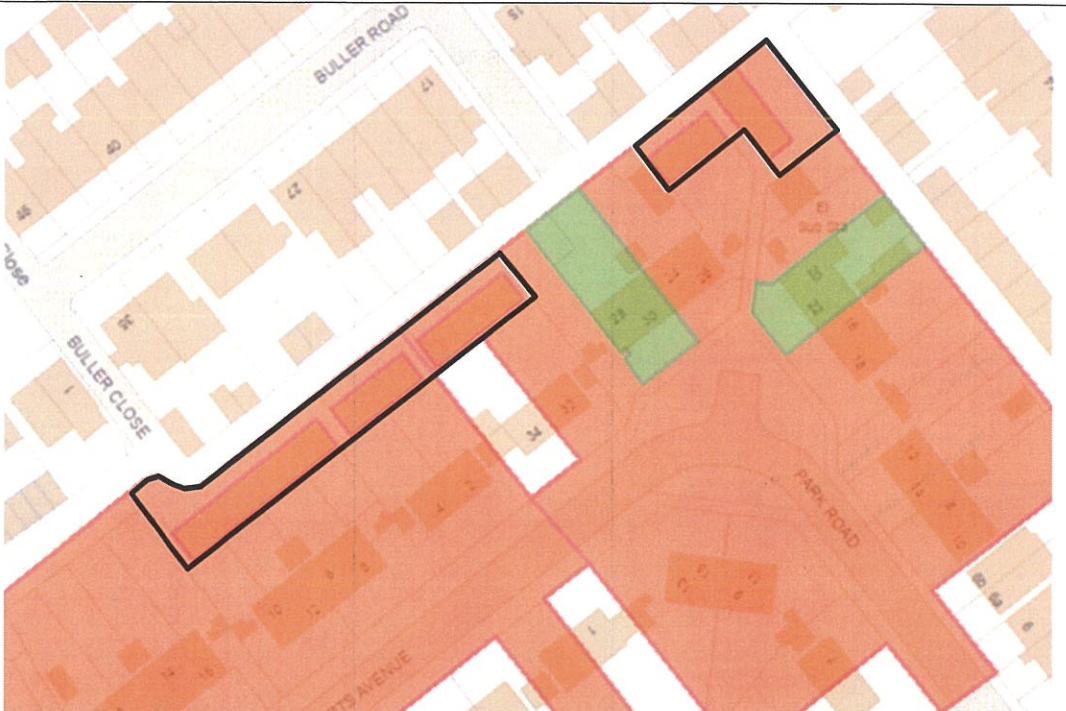

Cornwall Council | Assets, Capital & Commercial Services


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Asset Management Group Briefing Document

	Comment
Site name and address	Garages 1-25 at Roberts Avenue & Garages 1-5 York Road, Torpoint, PL11 2HB
UPRN	12953 & 19257
Directorate	HRA
Estimated Holding Cost Value	
Property Description	Roberts Avenue – 25 garages measures 356 sq m. York Road – 5 garages measures 72 sq m All of the garages are vacant and understood to be poor condition.
Plan Insert or attach	
Photograph Insert or attach	

	
Recommendation	Subject to no service requirement not identified, follow the asset release process with a view to open market disposal.
Surveyor	Catriona Smith
Date prepared	11/03/2025