

16 June 2014**Agenda Item: 5(e)****REPORT OF SERVICE DIRECTOR, TRANSPORT, PROPERTY &
ENVIRONMENT****FORMER LIBRARY, SCOUT HUT AND 0.458 HECTARES (1.13 ACRES)
OF LAND TO THE REAR, WHARF ROAD, MISTERTON DN10 4EE -
DISPOSAL****Purpose of the Report**

1. To seek approval of the Finance and Property Committee to the disposal of the former Library and Scout Hut, together with 0.458 hectares (1.13 acres) of land to the rear, at Wharf Road, Misterton to Misterton Parish Council on terms as set out in the exempt appendix.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. The Authority has no strategic requirement for the site and approval is therefore sought to dispose of it to produce a capital receipt as outlined in the attached 'Land and Property Sale Decision Pro-Forma'.
4. The land and buildings to be disposed of are shown edged black and hatched on the attached plan.
5. The former library, scout hut and land all fall within part of a County Council site formerly used for educational purposes. Also located on the site are a Young Peoples Centre / new library and a Sure Start Building. The former library and scout hut are Hutting Operation for the Raising of the School-leaving Age (HORSA) huts of concrete construction with asbestos roof and metal framed windows, built in 1948 as temporary school buildings following World War 2. The library occupied the hut at the front of the site until September 2011, whereupon it transferred into the unused portion of the former main school. The Scout Hut was used by local scout and guide groups until January 2013. Both buildings are now vacant and are subject to vandalism. The land to the rear has been vacant for a number of years.

6. On 14 December 2010, approval was obtained at Property Portfolio to dispose of the two HORSAs huts along with the former Headmasters house, which was sold at Auction in July 2013, with the sale completing the following month.
7. In June 2013 Savills were instructed to market the former library and scout hut along with the land to the rear by informal tender. Offers were sought, for which three were received, details of which are in the exempt appendix.
8. The offer from the Parish Council is deemed to be of benefit to the local community and is being funded by Parish Reserves. Their proposals include:-
 - a. To use the 0.458 hectares of land to the rear for community purposes. This would protect this green space and the Parish envisage that by using it for community use, it protects important youth services such as scouts and brownies, as they currently have very limited facilities within the village.
 - b. In the short term, the Parish Council intend to demolish the two HORSAs huts to create additional car parking facilities to help alleviate highway issues in the immediate area. This will conditional that the Parish Council enters into a licence agreement with the County Council ensuring that these works are implemented within an agreed timescale, upon which the freehold will then be given to the Parish Council.
 - c. Following the demolition of the buildings and the creation of a car park, the Parish Council will seek relevant funding to build new Parish Council offices for both Council functions and public use. Part of the building is likely to be available for hire.
 - d. Accepting the Parish Council's offer will allow the Parish Council to offer a permanent and well maintained amenity for the local community for the foreseeable future.

Other Options Considered

9. Retaining the buildings and land – This is not considered an option as the County Council would be left with the liability of maintaining these. The two HORSAs huts when built were considered to be temporary structures and have come to their natural end of life span.

Reason/s for Recommendation/s

10. The Authority has no strategic requirement for the properties.
11. A disposal of the land and buildings would generate a capital receipt and offload all associated liabilities, i.e. Business Rates, (approx. £1,100 pa) and utility standing charges. At present, there are no security charges against the buildings, but should there be continual break-ins, an alarm system may have to be fitted, the estimated weekly cost for this would be in the region of £125-£150.

Statutory and Policy Implications

12. This report has been compiled after consideration of implications in respect of crime

and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

1. That approval is given to the disposal of the former Library, Scout Hut and 0.458 hectares (1.13 acres) land to the rear, Wharf Road, Misterton, Notts to Misterton Parish Council.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact: Steve Rippey, 0115 9772089

Constitutional Comments (SSR 3.6.2014)

13. This decision falls within the scope of decisions that may be approved by the Finance and Property Committee.

Financial Comments (TR 20.5.2014)

14. The financial implications are set out in the exempt appendix to the report.

Background Papers and Published Documents

15. None.

Electoral Division(s) and Member(s) Affected

16. Ward(s): Misterton
Member(s): Councillor Liz Yates

File ref.: /SJR/SL/03003

SP:

Properties affected: 03003-Ex-Misterton Library (now Youth Centre), Wharf Road, Misterton, Notts
03119-Misterton Youth Centre & Library, High Road, Misterton, Notts