

**12 November 2012****Agenda Item: 8(d)****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &  
ENVIRONMENT****DISPOSAL – FORMER NCC YOUTH SERVICES OFFICE, THE OLD SCHOOL  
HOUSE, HIGH STREET, MISTERTON, DONCASTER DN10 4BU****Purpose of the Report**

1. To seek approval of the Finance & Property Committee to:
  - a. The sale by auction of the former Youth Services Office at The Old School House, High Street, Misterton, Doncaster DN10 4BU;
  - b. The appointment of Mark Jenkinson and Son as auctioneer to sell the property;
  - c. The reserve price being approved by the Service Director, Transport, Property & Environment, in consultation the Chair (or Vice Chair in his absence) of the Finance and Property Committee in consultation with the Agent prior to the auction.

**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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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.
  - a. The subject property is a circa 1870 former Headmaster's House comprising two storey accommodation with a modern rear extension, front garden, rear yard and outbuildings. Until recently, it was used as offices in connection with Misterton Youth Centre. It is located adjacent to the Misterton Youth Centre and library that are located in the former school building which is to be retained.
  - b. The services that were provided from the subject property have been moved to the adjacent library and youth centre and so the subject property is declared as surplus.
  - c. The subject property is furnished in connection with its current use as offices and is in poor condition requiring significant repairs and upgrading. There is a current planning application for change of use from its current office use in order to return the property to a residential use as there is little demand in the area for offices of this type and in this condition, however there is a high level of demand for housing.

- d. The Authority has no strategic requirements for the subject property and approval is sought to dispose of it and to produce a capital receipt.
- e. The subject property is outlined in red on the attached plan.
- f. Disposal by auction is considered to be the most appropriate option and method of sale. A mini tender was held to procure auction services (see Exempt Appendix).
- g. Based on the above, approval is sought to appoint Mark Jenkinson and Son who are a well established, experienced and respected firm of local auctioneers who have excellent knowledge of the local market. Although they have not been instructed previously by NCC in property matters, Mark Jenkinson and Sons are retained by other local authorities such as Bassetlaw, Chesterfield, Doncaster and Sheffield, and are considered to be the most appropriate agent to maximize the sale value of the subject property. A reserve will be agreed in consultation with the agent prior to the auction once interest has been gauged (see Exempt Appendix).
- h. Purchasers are to be made aware of a 2% buyer's premium will be charged plus auctioneers cost will be collected upon completion. This should cover the Auctioneer's fee and the Council's legal expenses

### **Other Options Considered**

- 3. Consideration has been given to sell by private treaty however due to the present condition of the property a traditional residential mortgage is unlikely to be granted against the property and therefore potential purchasers will be limited to cash buyers. It is thought that sale by auction will produce greater interest and a higher capital receipt. A sale by private treaty would also take considerable time delaying the capital receipt and the County Council would incur costs for maintenance, insurance and security whilst the property remains vacant.

### **Reason/s for Recommendation/s**

- 4. The Authority has no strategic requirement for the property.

### **Statutory and Policy Implications**

- 5. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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**

6. That approval is given for:

- a. The sale by auction of the former Youth Services Office at The Old School House, High Street, Misterton, Doncaster DN10 4BU;
- b. The appointment of Mark Jenkinson and Son as auctioneer;
- c. The reserve price being approved by the Service Director, Transport, Property & Environment, in consultation the Chair (or Vice Chair in his absence) of the Finance and Property Committee in consultation with the Agent prior to the auction.

**Jas Hundal**

**Service Director - Transport, Property & Environment**

**For any enquiries about this report please contact: Eamonn Harnett email: eamonn.harnett@nottsc.gov.uk Tel 0115 9772028**

#### **Constitutional Comments (CEH 18.10.12 )**

7. When disposing of land, the Council is required to obtain the best price reasonably obtainable on the open market. The Finance and Property Committee has the delegated authority to consider and approve the recommendations set out in the report. The contract and conditions of sale will need to be prepared by the Group Manager for Legal and Democratic Services.

#### **Financial Comments (CS 17/10/12)**

8. The sale would generate a capital receipt, which, would be used to help fund the Capital Programme. The auctioneers costs etc would be funded by the purchasers.

#### **Background Papers**

9. None

#### **Electoral Division(s) and Member(s) Affected**

Ward(s): Misterton

Member(s): Cllr Liz Yates

File ref.: /E H/SL/

SP: 2325

Properties affected: 03119 - Misterton Youth Centre

