

**REPORT OF THE LEADER OF THE COUNTY COUNCIL****DISPOSAL OF LAND AT DENEWOOD CRESCENT, BILBOROUGH****Purpose of the Report**

1. To seek approval for the disposal of the site of the Denewood Centre, Bilborough, Nottingham, to the preferred bidder on the basis of the Heads of Terms as detailed in the exempt appendix.

**Information**

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 Denewood Centre is a former school property which was used as both a staff training facility and Pupil Referral Unit (PRU) by Nottingham City Council. The City Council used the above from 2004 until late 2013. The site is jointly owned by the County Council and Nottingham City Council, with the majority being owned by the County Council.
4. The County's landholding is approximately 2.43 Hectares (6.0 acres). This comprised the majority of the site of the original school buildings (approximately 7000m<sup>2</sup>) along with car parks, other hard-standing and grassed / landscaped areas.
5. The City's landholding is approximately 0.58 Hectares (1.43 acres). All the buildings have been demolished and the entire site is vacant.
6. A collaboration agreement between Nottinghamshire County Council and Nottingham City Council was drafted and signed in November 2016 and an outline planning application for residential use was made.
7. After the approval of the planning application in June 2018 a marketing campaign was launched with a final date for bids on Friday 19<sup>th</sup> October. 13 bids were received with offers far higher than expected.
8. The outline planning application submitted on behalf of the Councils proposed a housing development of circa 110 dwellings. Bids ranged between 69 and 140 units

and proposals were for varying schemes including bungalows, 2,3 and 4 bed houses and some dwellings for the private rented sector.

9. Over the past two years the site has been treated for Japanese Knotweed which had significantly spread. The site has been cleared throughout apart from a small area at the west. Some of the bids are subject to the clearance of the Knotweed and deductions may be made to reflect this.
10. Following detailed analysis of the bids, consultation with the planning team at Nottingham City Council and recommendations from the marketing agent, a preferred bidder has been selected.

### **Other Options Considered**

11. Retain the Property: this property is vacant and has been declared surplus to the operational requirements of the County Council and can be sold. There is no need to retain the property. There is also a considerable cost to maintain the site.

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

12. To enable the sale of a surplus asset and to secure a capital receipt to the County Council.

### **Statutory and Policy Implications**

13. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

## **RECOMMENDATION**

- 1) That approval is given to sell the site to the highest bidder Strata Homes on terms outlined in the exempt appendix.

**Councillor Mrs Kay Cutts MBE**  
**Leader of the County Council**

**For any enquiries about this report please contact:** David Hughes, Service Director - Investment & Growth, Tel: 0115 9773825/ Steven Keating Tel: 0115 993 9397

### **Constitutional Comments [CJ 22/11/2018]**

14. The recommendation falls within the remit of Policy Committee under its terms of reference. The Council is under a statutory obligation when disposing of land or buildings to obtain the best price reasonably obtainable on the open market. Therefore members should satisfy themselves of this. If the Council has any retained land the effect on the value and use of it must be considered.

**Financial Comments [JPEG 23/11/2018]**

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

**Background Papers and Published Documents**

None.

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

Member(s): All