

9 July 2012

Agenda Item: **7d**

REPORT OF SERVICE DIRECTOR - TRANSPORT, PROPERTY & ENVIRONMENT

DISPOSAL – FORMER CARETAKERS DWELLINGS :

- **CHRIST THE KING & SIXTH FORM CENTRE SCHOOL, 92 DARLTON DR, ARNOLD, NOTTINGHAM, NG5 7LW; &**
- **GEDLING COMPREHENSIVE SCHOOL, 40 PERLETHORPE AVE, GEDLING, NOTTINGHAM, NG4 4GG**

Purpose of the Report

1. To seek approval of the Finance & Property Committee to: -
 - a) The sale by auction of the two former caretakers dwellings, 92 Darlton Drive, Arnold, Nottingham and 40 Perlethorpe Avenue, Gedling, Nottingham as set out in the report; and
 - b) The reserve price being approved by the Service Director, Transport, Property & Environment, in consultation the Chairman (or Vice Chairman 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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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.
3. The property, 92 Dalton Drive, comprises a former caretaker's 3 bedroom semi-detached house located on Darlton Drive some 150 metres from the Christ the King and Sixth Form Centre School which will become Academy Status towards the end of 2012. The dwelling is not included within the new lease to the Academy Trust and following the retirement of the caretaker, the property is now surplus to requirements.
4. The property, Perlethorpe Avenue, comprises a former caretaker's 3 bedroom semi-detached house located on Perlethorpe Avenue located within a residential

area and detached from the school. The premises are currently occupied by a tenant on a Rent Card Tenancy and Notice has been served on the tenant to expire on 28 June 2012 as he has been made redundant. The property has no further operational needs and is therefore surplus to requirements.

5. The Authority has no strategic requirement for the properties and approval is therefore sought to dispose of them to produce a capital receipt.
6. The properties to be disposed of are outlined in red on the attached plan.
7. Disposal by auction is considered to be the most appropriate option and method of sale. Based on the above, approval is sought to appoint Savills who are a well established, experienced and respected auctioneer and are considered to be the most appropriate to maximize the sale value of the sites. A reserve however will be agreed in consultation with the agent prior to the auction once interest has been gauged (see exempt index).
8. Purchasers are to be made aware a 2% buyer's premium will be charged plus auctioneers costs will be collected on completion. This should cover the Auctioneer's fee and our legal expenses.

Other Options Considered

9. Consideration has been given to sell by private treaty - it is thought that sale by auction with a longer than normal marketing time to auction date 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 and security whilst the property remains vacant.

Reason/s for Recommendation/s

10. The Authority has no strategic requirement for the property.

Statutory and Policy Implications

11. 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

1. That approval is given to: -
 - a) The sale by auction of the former caretakers dwellings, terms set out in the report; and

- b) The grant of authority for the Service Director, Transport, Property & Environment, in consultation the Chairman (or Vice Chairman in his absence) of the Finance and Property Committee also in consultation with the Auctioneers shortly prior to the auction date, to set the reserve price.

Jas Hundal
Service Director - Transport, Property & Environment

For any enquiries about this report please contact: Patrick Robinson 0115 9772086

Constitutional Comments (CEH 12.06.12)

- 12. The decisions are within the remit of the Finance and Property Committee.

Financial Comments (CDS 1/6/2012)

- 13. The ultimate sale will generate a capital receipt which will be used to fund the Capital Programme. The auctioneers costs etc will be funded by the purchaser.

Background Papers

- 14. None.

Electoral Division(s) and Member(s) Affected

- 15. Ward(s): Arnold North Carlton East
Member(s): Cllr Ged Clarke, Cllr Carol Pepper, Cllr Allen Clarke, Cllr John Clarke

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Properties affected: 02818 - Caretakers Property (Christ the King Comp)
02676 - Caretakers Property (Gedling Comprehensive)

