

17 September 2012**Agenda Item: 11(d)****REPORT OF SERVICE DIRECTOR - TRANSPORT, PROPERTY &
ENVIRONMENT****DISPOSAL – FORMER DAY CENTRES: GREENACRE AND WINCROFT,
WINGFIELD AVENUE, WORKSOP, NOTTINGHAMSHIRE****Purpose of the Report**

1. To seek approval of the Finance & Property Committee to:
 - a) The sale by auction of the former day centre of Wincroft and Greenacre, Wingfield Avenue, Worksop as set out in the report; and
 - b) The appointing of Savills 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.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 properties comprise two day centres, Wincroft is already vacant and Greenacre is still currently being used as a day centre.
 - b. The services that are currently provided from Greenacre will be moved to the Eastgate Centre when the necessary work to modernise the centre has been complete.
 - c. The works to the Eastgate Centre are likely to be complete around September 2012, when the works are complete the services provided at Greenacre will then transfer, this building will also be surplus together with Wincroft.
 - d. The Authority have no strategic requirements for the properties and approval is therefore sought to dispose of the properties to produce a capital receipt.

- e. The disposal of these properties was referred to within the Finance and Property Committee report of 9 July 2012
- e. The properties to be disposed of are outlined in red on the attached plan.
- f. 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 site. A reserve however will be agreed in consultation with the agent prior to the auction once interest has been gauged (see exempt index).
- g. 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

- 3. 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, 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

- 1. That approval is given to: -
 - a) The sale by auction of the former Greenacre and Wincroft Day Centre, Wingfield Avenue, Worksop, Nottinghamshire;
 - b) Appoint Savills as auctioneers;
 - c) The grant of authority for the Service Director, Transport, Property & Environment, in consultation the Chair (or Vice Chair 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 29.08.12)

6. The recommendations within this report fall within the remit of the Finance and Property Committee. The contract(s) and conditions of sale will need to be prepared by the Group Manager for Legal and Democratic Services.

Financial Comments (CS 22/08/12)

7. The sale will generate a capital receipt which will be used to help fund the capital programme. As stated in the report, the auctioneer's costs etc will be funded by the purchasers

Background Papers

8. None.

Electoral Division(s) and Member(s) Affected

9. Ward(s): Worksop North East and Carlton, Worksop North East and Carlton
Member(s): Cllr Alan Rhodes, Cllr Alan Rhodes

File ref.: /LS/SL/
SP: 2281pf
Properties affected: 06121 - Wincroft, 06174 - Greenacre Day Centre