

REPORT OF THE LEADER OF THE COUNTY COUNCIL**PROPOSED SALE OF LAND OFF ROLLESTON DRIVE, ARNOLD,
NOTTINGHAM****Purpose of the Report**

1. To seek approval to the disposal of the Former Highways Depot at Rolleston Drive Campus, Rolleston Drive, Arnold on terms as detailed in this report and its appendix.

Information

2. This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a particular person (including the authority holding that information)). The exempt appendix provides details of the terms agreed. Disclosure of this information would prejudice the parties' commercial interests.
3. The site as indicated edged on the attached plan, is currently vacant with former buildings having been demolished to slab level. There is no rent passing or any other form of income from the asset. The site extends to approximately 9 acres (3.64 hectares) being prominent with extensive road frontage located to the east of Arnold Town Centre.
4. A development brief has been prepared by Gedling Borough Council which indicates that the site has scope for the provision of 140 homes with access off Rolleston Drive together with affordable housing provision of 20%.
5. The site has been openly marketed and several proposals to purchase have been received on a like for like basis, all being conditional upon ground conditions (contamination and abnormal foundation depth), the grant of planning permission and Section 106 contribution. The cost of these would be deductible from the purchase price.
6. Following an extensive marketing period and informal tender, the Council has identified a suitable purchaser for the site being a well-established housebuilder with suitable funding arrangements in place. Details of the proposed terms of sale are outlined in the appendix to this report.
7. The Council has an obligation under s123 Local Government Act 1972 to obtain the best price reasonably obtainable for the disposal of its assets. Given the current use designation for the land and the method of marketing, the proposed disposal terms are considered to represent "best value" to the Council.

Other Options Considered

8. The Council has considered the site for operational use without identifying a viable proposal.

Reason/s for Recommendation/s

9. To deliver new housing and a substantial capital receipt upon disposal and to release the Council from ongoing maintenance and security obligations.

Statutory and Policy Implications

10. 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/S

- 1) To approve the sale of land site at Rolleston Drive as indicated edged black on the attached plan on the terms as set out in the appendix to this report;
- 2) To delegate approval to the Corporate Director Place in consultation with the S.151 officer, Head of Legal and Democratic Services and Chair of Policy Committee to agree the final sale price (within the parameters set out in the appendix to this report), negotiate and finalise the terms of the contract and any necessary legal documentation to give effect to these proposals.

Councillor Mrs Kay Cutts
Leader of the County Council

For any enquiries about this report please contact: Derek Higton, Service Director - Place & Communities, Tel: 0115 97 73498

Constitutional Comments (CJ 08/12/2019)

11. The recommendations fall 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 (GB 19/12/2019)

12. The report sets out that the proposed disposal terms are considered to represent “best value “ to the Council. In line with the Council’s current policy the capital receipts will be used either to fund transformation costs or will be set against the principal of previous years’ borrowing.

Background Papers and Published Documents

- None.

Electoral Division(s) and Member(s) Affected

- Electoral Division(s): Arnold North
- Member(s): Councillor Pauline Allan, Councillor Michael Payne

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SP: 3614

Properties affected: 06177 - Beck Meadow, 00027 - Rolleston Drive Campus