

REPORT OF THE LEADER OF THE COUNTY COUNCIL**DISPOSAL OF EDWINSTOWE HALL, FORMER YOUTH CENTRE AND COTTAGES****Purpose of the Report**

1. To seek approval to the disposal of Edwinstowe Hall, former youth centre and cottages and to enter into a contract for the sale of these properties, on terms detailed in the exempt appendix.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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. Edwinstowe Hall is Grade II Listed building with a floor area of approximately 8,877 sq ft (825 sq m), the youth centre is approximately 2,744 sq ft (255 sq m) and cottages 1,592 sq ft (148 sq m), the adjoining garden area is approximately 0.5 acres (0.2ha). The land and buildings proposed for disposal are outlined in black on the attached plan and garden area is hatched on the same plan.
4. Following the construction of the new Edwinstowe respite centre the former respite centre, Edwinstowe Hall, became surplus to County Council requirements. The youth centre and cottages which adjoin the hall were acquired from Coal Industry Social Welfare Organisation (CISWO) in January 2014 in order to facilitate the access to the new respite centre. The youth centre and cottages were temporarily occupied by the contractor whilst construction work was carried out. The new respite centre is now complete and the youth centre and cottages are all now surplus to County Council requirements.
5. To bring forward disposal of the site, marketing of the properties took place on a private treaty basis which generated interest from several parties. All interested parties were contacted and requested to submit their best and final sealed written offers to Savills by 4 November 2016. A report seeking approval was delayed while the proposed uses were considered in detail and their potential impact on NCC retained property.
6. In view of the time lapsed since the previous offers were received Savills were instructed at the end of June 2017 to contact all parties that had previously submitted offers together with all parties that had enquired about the properties. The properties were then marketed on the basis that best and final offers should be submitted by 27

July 2017. The parties were asked to set out the amount of their offer, proposed use, position in terms of financing, timescales and whether the offer was conditional upon planning. Best and final offers have been received from nine parties, seven being conditional and two on an unconditional basis. Each of the bids have been subject to scrutiny by Officers and by the Council's selling agents. A summary of the offers received is contained in the exempt appendix.

7. Through the marketing process it was advertised that the ownership of the rear garden would be equally divided between the new respite centre and the prospective purchaser for Edwinstowe Hall, the sale to any purchaser would therefore be conditional upon them receiving the necessary consents to erect a boundary fence.
8. When the youth centre and cottages were acquired, the acquisition was subject to an overage clause in favour of CISWO. Initial calculations are however that this will be triggered but the sale and overage is something which will need to be discussed further with CISWO and will need to be formally documented through the normal legal process.
9. The highest offer received is reflective of the market value for the properties and proceeding with a sale contract to this party should therefore be recommended.

Other Options Considered

10. Retention of the properties; the properties are not required for any operational purpose of the Council, and are surplus to requirements. They can therefore be sold to generate a capital receipt.
11. Proceed with an application for funding to look at undertaking option appraisals for the properties identifying viable alternative uses taking account of the Listed Status and location of the properties being within close proximity to Sherwood Forest. This may then assist in applying for further applications for funding to be made in order to progress one of the options. If all funding was received it is likely the property would then be leased for that specific use generating income for the authority but this may not yield higher figures than those currently identified
12. Proceeding with either of these options would in the short term result in the County Council incurring holding costs as estimated below.

Reason/s for Recommendation/s

13. To proceed with the disposal would generate a potential capital receipt to the Council from the sale of the surplus properties. If the funding option was pursued, due to the timescales for the application process this would increase holding costs for the County Council, whilst there have been no reports of vandalism this may increase and the funding is not guaranteed. Retaining the buildings for considerable time would be a maintenance and repair liability and also result in ongoing management for listed buildings which are already at risk. Current security costs for the premises are approximately £1,900pcm and rates approximately £500pcm, if and when funding was received a capital receipt is unlikely as the properties would then be let as opposed to sold.

Statutory and Policy Implications

14. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working 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 the sale of Edwinstowe Hall, former youth centre and cottages as outlined in black and hatched on the attached plan and to enter into a contract for sale of these properties to the fifth bidder as outlined in the exempt appendix.

Councillor Mrs Kay Cutts MBE
Leader of the Council

For any enquiries about this report please contact: Andrew Stevens 0115 9772085

Constitutional Comments (SLB 16/08/2017)

15. Policy Committee is the appropriate body to consider the content of this report.

Financial Comments (JPEG 22/08/2017)

16. The financial implications are set out in the report.

Background Papers and Published Documents

17. None.

Electoral Division(s) and Member(s) Affected

18. Ward(s): Sherwood Forest
Member(s): Councillor John Peck

File ref.: /LS/SB/

SP: 3159

Properties affected: 06007 - Edwinstowe Hall, 03379 - Edwinstowe Youth Centre and Cottage