

**7 December 2015****Agenda Item: 7a****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &  
ENVIRONMENT****DISPOSAL OF THE FORMER RETFORD HIGHWAYS DEPOT, BOLHAM  
LANE, RETFORD, NOTTS, DN22 6SU****Purpose of the Report**

1. To report on the marketing of the property and offers received.
2. To seek approval to enter into a contract for the sale of the former Retford Highways Depot.

**Information and Advice**

3. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 exempt appendix.
4. Following the construction of the County Council's main highway depot in Bilsthorpe in 2012, various depots throughout the County were deemed to be surplus and the former depot at Retford closed in January 2015. At Finance and Property Committee on 13 October 2014, approval was obtained to dispose of these premises once they became surplus.
5. The property has been marketed seeking offers for sale by informal tender. Offers have been received from eight parties, six being conditional and two on an unconditional contract basis. Each of the bids has been subject to detailed scrutiny by Officers and by the Council's selling agents. A summary of the offers received is contained in the exempt appendix.

**Other Options Considered**

6. An alternative to disposal would be the letting of the property, but the letting potential of the site is not considered likely to deliver a significant income stream, with a high risk of significant void (empty) periods.
7. Consideration was given to sale by auction. However, due to the size of the site, some 1.04 hectares (2.58 acres), it was considered that a sale by informal tender was felt to be the best way to market the site and obtaining a higher capital receipt.
8. To retain the site, but this would incur on-going costs to the County Council i.e. Business Rates and CCTV security etc.

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

9. The Authority has no strategic or operational requirement for the property.

## **Statutory and Policy Implications**

10. 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 the bids received for the site as detailed in the exempt appendix are noted.
- 2) That approval is given to the sale of property on terms detailed in the exempt appendix.

**Jas Hundal**

**Service Director – Transport, Property & Environment**

**For any enquiries about this report please contact: Steve Rippey 0115 977 2089**

## **Constitutional Comments (CEH 12.11.15)**

11. The recommendations fall within the remit of the Finance and Property Committee under their terms of reference. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the open market.

## **Financial Comments (SES 12/11/15)**

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

## **Background Papers and Published Documents**

13. None.

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

14. Ward(s): Retford West  
Member(s): Councillor Ian Campbell