

**18 July 2016****Agenda Item: 5a****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &  
PROPERTY****COTGRAVE LIBRARY & HEALTH CENTRE – LAND & BUILDING  
EXCHANGE TO FACILITATE REDEVELOPMENT****Purpose of the Report**

1. To seek approval to transferring the existing Cotgrave library and health centre buildings to Rushcliffe Borough Council in exchange for a long leasehold interest in part of a new multi-service centre.

**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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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. Cotgrave town centre provides a broad range of public services alongside a successful commercial centre but is in need of an update in order to meet the needs of a modern day community. Following several public consultations, the successful securing of external funding and the allocation of Rushcliffe Borough Council Asset Investment funding, an indicative masterplan has been developed for the redevelopment of Cotgrave town centre.
4. As part of the preferred scheme, Rushcliffe Borough Council have secured the freehold ownership of the land on which the new multi-service centre will stand and will procure contractors to demolish existing residential property; providing a cleared serviced site. However, in order to provide parking and public realm (town square) both the County Council (library and health centre) and Nottinghamshire Police (police station) also have land holdings which are required as part of the proposed redevelopment scheme.
5. The County Council owned Library is occupied by Inspire under a 5 year lease at a peppercorn rent and the Health Centre is occupied by the NHS under user rights whereby they maintain the building but at nil rent.
6. A new building with associated car parking will be constructed on this site, which will provide accommodation for various service providers. The redevelopment proposal, which will be submitted for planning permission in August 2016, involves:

- the development of a new multi-service centre which will house health provision, library, Police, Town Council and a Rushcliffe Borough Council contact point;
  - the demolition of the current health centre, library and police station;
  - the creation of new parking areas and public realm at the front (south) of the shopping parade to provide visibility and accessibility to the shops and new multi-service centre.
7. In return for putting the library and health centre land and buildings into the scheme, Nottinghamshire County Council will receive a new library facility measuring 310 sq m on the ground floor of the multi-service centre on a long leasehold basis (999 years), to be operated by Inspire. Utilities and service charges will be payable on a pro rata basis. Thereafter, the health centre and library will be demolished and converted into parking and public realm.
8. The land and building exchange proposal and leasehold arrangements detailed in Appendix 1 are the result of extensive negotiations. The proposal places the Council in a no worse position than is current in financial terms. However additional benefits includes the contribution to economic regeneration of the area and improved facilities for service provision.

### **Other Options Considered**

9. Do nothing – all services would remain in their existing buildings with no capacity for improving provision.
10. The County Council retain control by taking a freehold interest of the new multi-service centre and leasing space to the other occupiers. This would involve a significant amount of estate management input, which is not reflected by the proportion of NCC land interest in the overall scheme.

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

11. The current proposal is the preferred option because it has the potential to provide the more cost effective solution and maximum flexibility. This option would bring the most benefits to the County Council and the community of Cotgrave as a whole offering the potential:
- for property management and maintenance of only one property;
  - to bring all the services under one roof;
  - for extended library opening hours;
  - to reduce revenue costs by sharing common facilities;
  - for future flexibility;
  - to provide a large enough building to address and manage any incompatibility issues.

### **Statutory and Policy Implications**

12. 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 transferring the existing Cotgrave library and health centre buildings to Rushcliffe Borough Council in exchange for a long leasehold interest in part of a new multi-service centre on the basis as outlined in this report.

**Jas Hundal**

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

**For any enquiries about this report please contact: Brian Hoyle 0115 9772479**

### **Constitutional Comments (CEH 05.07.16)**

13. The recommendation falls within the remit of the Finance and Property Committee under its terms of reference. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the market.

### **Financial Comments (NS 06.07.2016)**

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

### **Background Papers and Published Documents**

15. None.

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

16. Ward(s): Cotgrave, Cotgrave  
Member(s): Councillor Richard Butler, Councillor Richard Butler

File ref.: /BH/SB/

SP: 3096

Properties affected: 09520 - Cotgrave Health Centre, 03066 - Cotgrave Library