

**7 December 2015****Agenda Item: 7b****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &  
ENVIRONMENT****ROKERFIELD DAY CENTRE, SUTTON IN ASHFIELD – DISPOSAL****Purpose of the Report**

1. To seek approval to the disposal of the former Rokerfield Day Centre, Sutton in Ashfield.

**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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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. The Rokerfield Day Centre building is located at the front of the Kings Mill Hospital site and shares an access off the A38 with the adjacent John Eastwood Hospice. The building is a single storey CLASP building constructed in 1966 and provides an internal area of 1,050 sq m on a 0.85 acre site.
4. The closing of Rokerfield Day Centre was approved by Full Council in June 2011 as part of the Day Service Review. It however remained open as a decant space during the refurbishments of the day centres which were to remain operational. It therefore became surplus at the end of 2012 but has been retained whilst other County Council users were considered. This has now concluded that the estimated capital cost of altering the building for alternative County Council use is prohibitive.
5. Given the location of Rokerfield meant that interest for its acquisition was most likely to come from nearby organisations. Negotiations have been undertaken as detailed in the exempt appendix. The proposed terms of sale are consequently as shown in the exempt appendix.
6. In accordance with Financial Regulations, in order to ensure compliance with the Council's obligations under s123 of the Local Government Act 1972 to ensure "best consideration", the proposed terms for the sale have been reviewed by the Council's Group Manager (Legal Services) and the "Section 151 Officer" (Service Director, Finance and Procurement). The disposal price is supported by an independent valuation by The District Valuation Service which confirms that the sale proceeds represent best value to the Council.

## **Other Options Considered**

7. The County Council has declared Rokerfield Day Centre as surplus to requirements and is receiving market value in disposing of the property. No other options were therefore considered.

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

8. See exempt appendix.

## **Statutory and Policy Implications**

9. 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 disposal of the former Rokerfield Day Centre, Sutton in Ashfield, on the basis as outlined in this report and exempt appendix.

**Jas Hundal**

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

**For any enquiries about this report please contact: Brian Hoyle 0115 977 2479**

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

10. The recommendation falls within the remit of the Finance and Property Committee by virtue of its terms of reference.

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

11. The financial implications are set out in the exempt appendix to the report.

## **Background Papers and Published Documents**

12. None.

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

13. Ward(s): Sutton in Ashfield North  
Member(s): Councillor Jason Zadrozny

File ref.: /BH/SB/

SP: 2966

Properties affected: 06163 - Rokerfield Day Centre