

NOTTINGHAMSHIRE COUNTY COUNCIL

LAND AND PROPERTY SALE DECISION PRO-FORMA

SITE – ...Former Misterton Library & Scout Hut

UPRN 03003

CRITERIA FOR DISPOSAL: A OR B NEEDS TO BE DEMONSTRATED WITH SUPPORTING EVIDENCE

(A) 1 – Is the asset surplus to the Service/s currently using it?

1. Makes no contribution to the delivery of the Service,  
and
2. An alternative has been identified which would provide more cost effective service delivery.  
This Library has been replaced on an adjacent site.

(A) 2 – Is the asset surplus to the authority's future needs? Yes

1. Has no potential for service delivery in the future,  
There is no requirement in the foreseeable future.

(B) – Is the asset under-used?

1. The asset is vacant and is unfit for service delivery.

Secondary check – retention considerations

Could the asset be employed for a community/shared use?

Yes it could be used for community purposes. However the condition of both buildings means that they are not economic to bring back into use.

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### Constraints

1. Planning.

### Timing

1. Is there potential for the asset value to considerably increase in the future? **No. Planning restrictions on further house building. However property can be sold with clawback or covenants to reflect potential uplift in value.**
2. Are there any budgetary considerations which may impact on the timing of the proposed disposal? **A disposal as soon as possible will ensure that the costs of holding a surplus asset are minimised**

### Consultations/Approvals

Parties which need to be consulted for the proposed disposal:-

1. Internal stakeholders and when.....**Strategic liaison meetings have produced no known requirements.**
2. External stakeholders and when.....**The Parish Council has been notified as to the surplus asset as no known requirement has been identified.**

### Recommendation

It is recommended that.....**The surplus property is disposed of as soon as possible**

Target date for approvals.....

Target date for completion of sale.....

Signed.....**Graham McKee** Date.....**19/05/2014**



