

19 May 2014**Agenda Item: 11(a)****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****BEARDALL STREET PRIMARY AND NURSERY SCHOOL, BEARDALL
STREET, HUCKNALL, NG15 7JU****Purpose of the Report**

1. To seek approval of the Finance & Property Committee to declare Beardall Street Primary and Nursery School, Beardall Street, Hucknall, NG15 7JU surplus to the Authority's requirements and offer the property for sale on a long leasehold interest.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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.

Reason for Disposal

3. The existing school site on Beardall Street, Hucknall comprises approximately 0.20 hectares (0.51 acres).
4. The site and buildings will continue to be used by the school until they transfer to their new school building. The intention is to commence marketing now with a view to securing offers on an informal tender basis subject to planning and contract.
5. The Pro forma contained within the appendices confirms that Nottinghamshire County Council has identified that there is no alternative use by any NCC department in the foreseeable future.

Special Characteristics of the Building

6. It will be noted from the comments in the appendix from the Heritage Officer that the building is considered to have notable heritage value.

7. In addition the Planning Approval obtained for the new primary school (condition 29) refers to the disposal of this site and states:

“A planning brief that reflects the desirability of sustaining and enhancing the significance of the heritage asset, shall be developed in consultation with Nottinghamshire County Council Historic Buildings Officers and Planning Officers of Ashfield District Council, and submitted to the County Planning Authority not later than 1 June 2014. The planning brief shall be approved prior to the disposal of the existing Beardall Street School by Nottinghamshire County Council, and subject to the provisions of the approved planning brief, or in accordance with amendments or variations that may first be approved in writing by the CPA.”

Reason: In recognition to the significance of the heritage asset and in accordance with National Planning Policy Framework Paragraph 131.

8. County Council officers are liaising with Ashfield District Council Conservation Officer to produce a planning brief in consultation with the planning policy of Ashfield District Council and are seeking completion of this in June.
9. The Property & Strategic management section of the Property Group has consulted with other public sector partners to ascertain if they have any requirement to occupy the site and buildings and some interest has been received. None the less this is not certain to come to fruition and it is recommended that the property will be dealt with as follows if this interest is not carried forward.

Method of Disposal

10. If agreement is reached in principle with a public sector partner then a further report detailing the proposals will be submitted for consideration to the committee.
11. If however an agreement with a public sector partner is not agreed in principle by late spring then the following process will commence
12. A suitable agent will be appointed via a competitive process to market the property via informal tender. This will allow bids to be scrutinised so that the best overall option for the property may be secured.
13. Rather than a freehold sale, it is proposed to grant a 125 year lease of the premises at a premium. This will allow the Authority to retain some control over the buildings and protect their considerable heritage and architectural interests into the future.
14. The above planning brief will be attached to the marketing particulars and all interested parties made aware the sale is on the basis of 125 year lease.
15. It is anticipated that marketing will commence in early summer with this process being completed by the autumn. A further report detailing the offers will be submitted at this point.
16. The holding costs for this site are anticipated to be high and there are concerns it will become a social nuisance without a security presence on site.

17. The above strategy is dependent on a section 77 application being approved by the Department of Education. Section 77 concerns replacement of playgrounds and playing fields and other external areas where these are lost due to school closures. An application will be submitted in the near future, following consultation with the Department of Education regarding the new Guidance that has been issued in relation to Section 77 applications.

Holding Costs

18.

Rates payable per annum (should qualify for empty business for first 3 months)	£8,100
Security (estimated)	£12,000
Utilities (gas, electric, water)	£13,000

Total	£33,100 excluding repair costs per annum

19. The anticipated handover date to Property is September 2014 however the above actions carried out in advance should ensure that the property remains vacant for the shortest possible period.

Other Options considered

20. Retention of the property for continued Council use. This has been looked at but no on-going use requirement exists. The property is surplus to the operational needs of the Council and represents an opportunity to secure a capital receipt for the Council.

21. Market the property for short term let unfortunately the buildings heating is provided by an expensive mobile boiler as a temporary measure to keep the school going until they relocate. This mobile unit will be removed when the school vacates and will be used elsewhere, this will obviously limit potential use of the building temporary.

Reason/s for Recommendation/s

22. To secure the disposal of a surplus property and to enable a capital receipt by the County Council.

Statutory and Policy Implications

23. 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 Finance & Property Committee declare Beardall Street Primary and Nursery School, Beardall Street, Hucknall, NG15 7JU surplus to the authority's requirements and market land by way of long leasehold.

2. That a long leasehold interest in the property is offered for sale by informal tender.

Jas Hundal

Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Gael Gamble 0115 977 2083

Constitutional Comments (CEH 28.04.14)

24. The recommendations fall within the remit of the Finance and Property Committee by virtue of its terms of reference. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the open market and Members should satisfy themselves that these recommendations achieve that requirement should they wish to approve them.

Financial Comments (TR 3.4.14)

25. The sale will generate a capital receipt which will be used to help fund the Capital Programme.

Background Papers and Published Documents

26. None.

Electoral Division(s) and Member(s) Affected

27. Ward(s): Hucknall
Member(s): Councillor John Wilmott, Councillor John Wilkinson, Councillor Alice Grice

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Properties affected: 01238 - Beardall Street Primary and Nursery