

9 July 2012**Agenda Item: 7f****REPORT OF SERVICE DIRECTOR – TRANSPORT, PROPERTY &
ENVIRONMENT****ACQUISITION OF EDWINSTOWE YOUTH CLUB, CHURCH STREET,
EDWINSTOWE, NOTTINGHAMSHIRE****Purpose of the Report**

1. To seek approval of the Finance and Property Committee to the acquisition of the Edwinstowe Youth Club and associated land, Church Street, Edwinstowe.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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. On 8 September 2010 it was approved at Cabinet (Resolution No.2010/072) that the Big House respite centre would be replaced and a new purpose built centre would be built as part of the capital programme. The new facility would be built within the grounds of the existing property (also known as Edwinstowe Hall) which is owned by the County Council.
4. Approval to the project was granted at the Finance and Property Committee on 28 May 2012 to the revised latest estimated costs for the project. (Resolution number 2012/002)
5. For the purposes of the new Respite Centre the existing access into Edwinstowe Hall cannot be used as it would require significant work to make it compliant with modern Highway standards. The use of the existing access would also be detrimental to the Grade II Listing of the Hall. A number of options have therefore been considered in terms of access into the proposed new respite centre.
6. Advice from Newark and Sherwood Heritage and Planning officers, along with officers within the authority has been obtained. This advice determined that in order to ensure the existing curtilage of the Grade II Listed Edwinstowe Hall (on its North and East elevations) remains intact, that access through the youth club site would be preferred.
7. The Youth Club is currently vacant and comprises the main youth club building of approximately 2,700 sq ft and a further cottage of approximately 1,600 sq ft, the

site area for the youth club and associated grounds is approximately 0.3 acres as outlined in red on the plan attached to this report. The owners of the Youth Club also own part of a private access road also outlined in red. This area will be cleared and restated to fit in with the character of the village and is useful in terms of delivering the project and assisting the project to be sympathetic to the surrounding area.

8. The Youth Club premises have not been advertised for sale on the open market but an approach has been made by the County Council to purchase the premises. Heads of Terms for the acquisition have been negotiated and are outlined within the appendix of this report.
9. Upon completion of the new respite centre, Edwinstowe Hall would be disposed of, together with the youth club building.
10. A sale of both the Edwinstowe Hall and Youth club would be worth more if sold jointly, a disposal of both sites would offer greater scope for development and be more attractive to the open market.
11. Any future disposal would ensure access to the respite centre is still maintained.

Other Options Considered

12. Alternative means of access have been considered that being through use of the existing access to Edwinstowe Hall or off Forest Corner and through the school grounds to the rear. However, from a conservation and Grade II Listing perspective these would not be favoured as all would require significant work to make them comply with modern Highway standards.
13. Simply reserving a right of access through the Youth Club site has been considered but this would not offer enough certainty and flexibility for either party, furthermore the owners of the Youth Club would not be prepared to agree to this.

Reason/s for Recommendation/s

14. This access is the only acceptable means of access that would be acceptable to the planners, heritage and conservation officers of the authority and Newark and Sherwood District Council. In addition, due to the merger of interests the disposal of Edwinstowe Hall would be more attractive to the market if sold with the youth club premises therefore an acquisition is more preferable to reserving a right of way through the youth club site.

Statutory and Policy Implications

15. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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 acquisition of the Edwinstowe Youth Club.

Jas Hundal

Service Director - Transport, Property & Environment

For any enquiries about this report please contact: Patrick Robinson 0115 977 2086

Constitutional Comments (CEH 13.06.12)

16. The recommendations within the report fall within the remit of the Finance and Property Committee.

Financial Comments (CDS 1/6/2012)

17. The acquisition costs were included in the recent Latest Estimated Costs report and will be funded from the Children & Young Peoples Services Capital Programme.

Electoral Division(s) and Member(s) Affected

18. Ward(s): Rufford
Member(s): Cllr Les Ward

File ref.: /LS/SB/

SP: 2256

Properties affected: 06007 - The Big House