

20 February 2017

Agenda Item: 8a

**REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &  
PROPERTY****KENTRIGG FARM, ADBOLTON LANE, WEST BRIDGFORD - DISPOSAL  
OF SURPLUS PARCEL OF LAND****Purpose of the Report**

1. To seek approval to the disposal of a surplus parcel of land at Kentrigg Farm, Adbolton Lane, West Bridgford, as shown on the attached plan.

**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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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. Kentrigg Farm measures 21 acres and is let under a five year lease with effect from 21 April 2016. An approach has been made by the adjacent care home facility regarding the possibility of purchasing a strip of Kentrigg Farm land which measures approximately 0.33 ha (0.83 acres). This strip of land forms the edge of the current access route into Kentrigg Farm and is considered not to be of any operational use to the site because it contains a 'one in a hundred years' grass bank flood defence maintained by the Environment Agency. Consequently, the existing Tenant of Kentrigg Farm has agreed to the removal of this strip of land from their lease demise.
4. The adjacent care home wish to purchase the strip of land to create a new access and car park to enable a redundant hydro-pool to be put back into operational use. The general arrangement drawing of the proposed new car park and access is as shown on attached plan B. The intention is that the hydro pool will be available to the local community; cited as background papers are 2 letters of support from SCOPE and East Midlands Training Academy, both of which stress the need for new hydrotherapy facilities within the locality.
5. The proposed terms of the sale are as set out in the exempt appendix.

**Other Options Considered**

6. The County Council could refuse the request to dispose of the parcel of land and instead retain it as part of the Kentrigg Farm site. However, this would deprive the County Council of a capital receipt and the opportunity to facilitate the development of a much needed facility within the local community.

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

7. The disposal of the surplus parcel of land at Kentrigg Farm provides the County Council with a capital receipt at best value and additionally facilitates the development of a new hydrotherapy facility within the locality.

## **Statutory and Policy Implications**

8. 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 surplus parcel of land at Kentrigg Farm to the adjacent care home, on the terms set out in the exempt appendix.

**Jas Hundal**

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

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

## **Constitutional Comments (EP 30/01/2017)**

9. The recommendation is within the remit of Finance and Property Committee by virtue of its terms of reference. The completion of the disposal of this land is dependant on the prior formal surrender of the land from the current tenant's lease as referred to in the report.

## **Financial Comments (GB 08/02/2017)**

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

## **Background Papers and Published Documents**

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Letter of support from SCOPE; and East Midlands Training Academy.

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

Ward(s): Radcliffe on Trent

Member(s): Councillor Mrs Kay Cutts

File ref.: /BH/SB/1

SP: 3185

Properties affected: 00254 - Kentrigg Farm