

**REPORT OF THE LEADER OF THE COUNTY COUNCIL****PROPOSED SALE OF LAND OFF ROLLESTON DRIVE, ARNOLD,  
NOTTINGHAM****Purpose of the Report**

1. To seek approval to the disposal of the Former Highways Depot and Rolleston Drive Campus, Rolleston Drive, Arnold, Nottingham, NG5 7JH on terms as detailed in this report and its appendix.

**Information**

2. This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a particular person (including the authority holding that information)). The exempt appendix provides details of the terms agreed. Disclosure of this information would prejudice the parties' commercial interests.
3. On 15<sup>th</sup> January 2020 Policy Committee considered a report on the proposed disposal of the Councils cleared former depot site at Rolleston Drive site as indicated on the attached plan which amounts to approximately 9 acres (3.64 hectares). The site had been openly marketed for sale for residential development in autumn 2019 with several offers being received on a like for like basis, all being conditional upon ground conditions (contamination and abnormal foundation depth), the grant of planning permission and Section 106 contributions. The cost of these would be deductible from the purchase price.
4. Policy Committee approved the sale of the site on the terms set out in the exempt appendix to the report and delegated authority to the Corporate Director Place in consultation with the Section 151 Officer, the Head of Legal, Democratic and Complaints and Chair of Policy Committee to agree the final sale price (within the parameters set out in the appendix to the report) and negotiate and finalise the terms of the contract.
5. The proposed purchaser has now completed their intrusive investigations into the site conditions and other abnormal factors as per the conditions of tender. These proposed additional works and costs have been studied by the Council's consultant advisers with the result that the purchase price has now been negotiated to a figure below that for which delegation was previously approved by Committee so this report now seeks approval to proceed with the sale to the preferred bidder on the terms as set out in the exempt appendix to this report.
6. The Council has an obligation under s123 Local Government Act 1972 to obtain the best price reasonably obtainable for the disposal of its assets. The proposed disposal terms are considered to represent "best value" to the Council.

## **Other Options Considered**

7. The Council has considered the site for operational use without identifying a viable proposal.

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

8. To deliver new housing and a substantial capital receipt upon disposal and to release the Council from ongoing maintenance and security obligations.

## **Statutory and Policy Implications**

9. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance finance, the public sector equality duty, sustainability and the environment 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) To approve the sale of land site at Rolleston Drive as indicated edged black on the attached plan on the terms as set out in the exempt appendix to this report.

**Councillor Mrs Kay Cutts**  
**Leader of the County Council**

**For any enquiries about this report please contact:**  
**Matthew Neal, Service Director – Investment & Growth**

## **Constitutional Comments (EP 04/09/2020)**

10. The recommendation falls within the remit of Policy Committee by virtue of its terms of reference. The Council is under a statutory obligation when disposing of land or buildings to obtain the best price reasonably obtainable on the open market. Therefore members should satisfy themselves of this. If the Council has any retained land the effect on the value and use of it must be considered.

## **Financial Comments (JPEG 03/09/2020)**

11. The report states that the revised disposal terms continue to represent 'best value' to the Council. In line with the Council's current policy, the capital receipt will be used either to fund transformation costs or will be set against the principal of previous years' borrowing.

## **Background Papers and Published Documents**

- None.

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

- Electoral Division(s): Arnold North
- Member(s): Councillor Pauline Allan, Councillor Michael Payne

File ref.: 06177/00027/MB/SB/new

SP: 3732

Properties affected: 06177 - Beck Meadow, 00027 - Rolleston Drive Campus