

**25 January 2022****Agenda Item: 10****REPORT OF THE SERVICE DIRECTOR, INVESTMENT AND GROWTH****DISPOSAL OF WOODS COURT, WALKER CLOSE, HATTON GARDENS,  
NEWARK****Purpose of the Report**

1. To seek approval to the disposal of Woods Court on terms as detailed in this report and its exempt 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 This report contains an exempt appendix which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).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 or the business affairs of a particular person (including the authority holding that information). 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.
2. The property comprises a two storey residential former care and day service extending to approximately 1,924 sq ms (20,710 sq ft) of accommodation measured on a gross internal basis. The building sits on a site of approximately 0.76 hectares (1.88 acres) and is located approximately half a mile south east of Newark town centre. The property was vacated by the service Department in April 2021 and the Council has no further service need for it.
4. The Council has therefore offered the property for sale on the open market by informal tender with sale being either conditional on the purchaser achieving planning consent for their proposals or with the option of buying unconditionally. The existing property could be reused or demolished for redevelopment.
5. The offers received are outlined in the exempt appendix with the highest bid being from a party with capacity to fund the purchase and their scheme. Details of the proposed terms of sale are outlined in the appendix also. It is to be noted that the offer is potentially subject to further reduction as set out in the appendix and this report seeks delegated authority to negotiate and finalise the detailed terms of the conditional contract.
6. The Council is required under section 123 Local Government Act 1972 to obtain the best consideration reasonably obtainable for the disposal of assets. Given the current planning designation of the property, the marketing that has been undertaken and the current circumstances of the market it is considered that the proposed disposal terms

meet this requirement.

## **Other Options Considered**

7. The following additional options have been considered:

- (a) Retain the property: this property is vacant and has been declared surplus to the operational requirements of the County Council.
- (b) Lease the property: this would be an alternative to outright sale, but the prospects to achieve long term and consistent rental income from the letting of the site are considered to be poor. Any letting interest which might be generated is likely to be short term or sporadic, with the likelihood of significant periods of vacancy.

## **Reasons for Recommendations**

8. To enable the sale of a surplus asset and to secure a capital receipt to the County Council.

## **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, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, 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.

## **RECOMMENDATIONS**

- 1) To approve the sale of Woods Court as indicated edged black on the attached plan on the terms set out in the exempt appendix to this report.
- 2) To delegate authority to the Corporate Director, Place, in consultation with the Service Director Finance, Infrastructure & Improvement to negotiate and finalise the detailed terms of the conditional contract including the mechanism for determination of the final sale price.

**Matthew Neal**

**Service Director, Investment and Growth**

**For any enquiries about this report please contact:** Neil Gamble - Group Manager  
Property Asset Strategy, Tel: 0115 9773045

## **Constitutional Comments (CJ 29/12/2021)**

10. The recommendation falls within the remit of Economic Development and Asset Management Committee under 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.

## **Financial Comments (GB 21/12/2021)**

11. The report sets out that the bids received represent the best consideration reasonably obtainable for this asset. In line with the Council's current policy, the capital receipt will be used to fund one-off costs of transformation 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): Newark West – Councillor Keith Girling

File ref.: DW/SB/06262

SP: 3921

Properties affected: **06262 : Newark & Sherwood Day Service, Newark Site - Vacant Mar 2021**