

**REPORT OF THE LEADER OF THE COUNTY COUNCIL****DISPOSAL OF LAND AT WESTDALE ROAD, JACKSDALE****Purpose of the Report**

1. To approve the disposal of the site at Westdale Road, Jacksdale in line with the proposed terms of the disposal outlined in the Exempt Appendix to this report.

**Information**

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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. The site, as indicated on the attached plan, is 5.83 acres in area with just over 3 acres potentially available for development. The site benefits from a housing allocation for 56 units from the 2002 Ashfield Local Plan Review. The site also had an allocation for c. 60 residential units in the Ashfield District Council Emerging Local Plan (site 'RA2c') before it was previously withdrawn.
4. In the summer of 2018, an agent was appointed to market the site. A brochure was designed and sent to all the appropriate housing developers in the region. A final date for bids was set as the 31<sup>st</sup> January 2019. No bids were considered to be acceptable. Since the formal tender the site has remained available for sale on the market through the agents seeking bids.
5. While there has been continued sporadic interest which has not led to any sustainable offers, we now have an offer suitable to come forward for approval subject to the purchaser achieving a satisfactory planning consent for housing, on terms as outlined in the exempt report.

**Other Options Considered**

6. The following additional options have been considered:
  - (a) Retain the site: this site is vacant and has been declared surplus to the operational requirements of the County Council.
  - (b) Lease the site: 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 extremely poor. Any letting interest which might be generated is

likely to be short term or sporadic, with the likelihood of significant periods of vacancy. The expected rent for such a letting is minimal.

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

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

### **Statutory and Policy Implications**

8. 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.

### **RECOMMENDATION**

- 1) That approval is given to the disposal of the site at Westdale Road, Jacksdale in accordance with the terms outlined 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 and Growth Tel: 0115 977 3498

### **Constitutional Comments [EP 08/01/2021]**

9. The recommendation falls within the remit of Policy Committee under its terms of reference. When disposing of land the Council is under a statutory obligation to obtain the best price reasonably obtainable on the open market and comply with s123 duties.

### **Financial Comments [GB 13/01/2021]**

10. The report sets out that the disposal terms are in line with market values for this type of development land. In line with the Council's current policy, the capital receipts 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): Selston      Member(s): Councillor David Martin