

17 October 2016

Agenda Item: 6b

REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT & PROPERTY

LAND AT CAMBERLEY ROAD AND HOEWOOD ROAD, BULWELL – DISPOSAL OF PART FOR COMMERCIAL DEVELOPMENT

Purpose of the Report

1. To seek approval to the disposal of half of the Camberley Road/Hoewood Road site, Bulwell, as shown on the attached plan for commercial development.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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. The County Council owned land at Camberley Road/Hoewood Road, Bulwell, is a previous landfill site measuring 6.3ha (15.75 acres). Although within the Nottingham City boundary, the site did not transfer on Local Government reorganisation because of contamination issues associated with the site.
4. The County Council have recently carried out a qualitative risk assessment of the site to ascertain the extent and exact nature of the contamination and to inform how the land is managed and whether it could be used as public open space or sold for development. The results of this confirmed that both uses are possible, subject to appropriate designs being incorporated to control both ground gas and leachate generation.
5. Committee approval was granted on 13 October 2014 to sell land and property which is considered to be surplus to the strategic and operational requirements of the County Council. This site was included on the list approved. The option consequently taken was to market the site on the basis that half of the site would be developed as open space and half as commercial space. The granting of a long leasehold interest to Nottingham City Council to enable the creation of a community park on the open space half was approved at Finance & Property Committee on 18 July 2016.
6. The commercial half of the site was marketed by Innes England following an operational decision report (sp 2815) to appoint an agent to act on behalf of the County Council. Following a marketing period, a deadline for final bids from interested

parties was set for Friday 17 June 2016. After a period of discussion and clarification with the bidders, the following bids can now be reported (see exempt Appendix).

Other Options Considered

7. The County Council could lease the whole site to the City Council as a community park but this would deny the opportunity to benefit from a capital receipt. The County Council could also decide to refuse both offers and remarket the site. However, this will incur more marketing costs and it is nevertheless considered that a disposal to purchaser 'A' represents best value.

Reason/s for Recommendation/s

8. The disposal of the commercial element of the Camberley Road/Hoewood Road site to Purchaser 'A' provides the County Council with a capital receipt at best value and is considered to reflect the market value additionally removes an ongoing liability.

Statutory and Policy Implications

9. 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 be given to the disposal of half of the Camberley Road/Hoewood Road site for commercial development to Purchaser 'A' as outlined in this report and the exempt appendix.

Jas Hundal

Service Director – Environment, Transport & Property

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

Constitutional Comments (SOM 27.09.16)

10. The recommendation falls within the remit of the Finance and Property Committee by virtue of its terms of reference. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the open market and therefore the Committee should satisfy itself that this obligation has been met.

Financial Comments (GB 28.09.16)

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

Background Papers and Published Documents

12. None.

Electoral Division(s) and Member(s) Affected

13. Ward(s): Bulwell West

Member(s): n/a Nottingham District

File ref.: /BH/SB/

SP: 3129

Properties affected: 52052 - Land at Camberley Road and Hoewood Road