



19 April 2022

Agenda Item: 10

## **REPORT OF THE SERVICE DIRECTOR, INVESTMENT & GROWTH**

### **COLLABORATION AGREEMENT WITH BASSETLAW DISTRICT COUNCIL SITE OF FORMER RYTON PARK PRIMARY SCHOOL, SOUTH AVENUE, MANTON, WORKSOP**

#### **Purpose of the Report**

1. To seek approval to enter into a collaboration agreement with Bassetlaw District Council for the sale of land on terms as outlined in the report.

#### **Information**

2. The Council own the site of the former Manton Primary and Nursery School, as indicated on the attached plan amounting to approximately 7.06 acres (2.86 hectares). The school closed in December 2008 with demolition following in 2011. Since this time the site has remained vacant.
3. Bassetlaw District Council own 2 acres (0.84 hectares) of land adjoining the Council's land as indicated on the plan.
4. The combined site is allocated in the current Bassetlaw Local Plan for residential development comprising 100 dwellings and the allocation is best brought forward by both Councils acting together to maximise the opportunity by selling the combined ownership together. Terms have therefore been agreed to enter into a collaboration agreement accordingly.
5. It is agreed that the Councils will market their joint freehold ownership by informal tender with sale conditional on the proposed purchaser achieving planning consent for residential development. The County Council will lead on commissioning agents to market the site and it is intended that a Development Brief will be available to bidders. The proceeds, after deduction of agreed eligible costs, will be split on the basis of 60% to the County Council and 40% to Bassetlaw based on the relative merits of each parties sites. Both parties will have to give formal approval to the terms of sale once bids received for the sale to progress and this will form the basis of a future report.
6. Under the terms of the Constitution it is necessary prior to entering into a collaboration agreement that the advice of the Group Manager, Legal and the Section 151 Officer be sought and this has been done in this case.

## **Other Options Considered**

7. The Council has considered selling its site in isolation but with access restrictions it is considered financial return and quality of development will be enhanced by joint sale.

## **Reasons for Recommendations**

8. To ultimately 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, 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) That Committee approve entering into a collaboration agreement with Bassetlaw District Council on the terms outlined in the report.
- 2) To delegate approval to the Service Director - Investment & Growth, Place, in consultation with the Chair of Committee, to finalise the terms of the agreement and any necessary legal documentation to give effect to these proposals.

**Matthew Neal**  
**Service Director, Investment and Growth**

**For any enquiries about this report please contact:** Neil Gamble, Group Manager Property Asset Management, Tel: 0115 977 3045

## **Constitutional Comments (CJ 30/03/2022)**

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

## **Financial Comments (GB 29/03/2022)**

11. The report sets out that this opportunity can be maximised by selling the combined ownership together with Bassetlaw District Council. The County Council will receive 60% of proceeds after the deduction of agreed eligible costs. The proceeds will be used in line with the Council's capital receipts policy.

## **Background Papers and Published Documents**

- None.

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

- **Electoral Division:** Worksop South **Member:** Councillor Nigel Turner