

REPORT OF THE LEADER OF THE COUNTY COUNCIL**SALE OF BEVERCOTES HOUSE, DARWIN DRIVE, OLLERTON****Purpose of the Report**

1. To seek approval for the sale of Bevercotes House, Darwin Drive, Ollerton as shown hatched black on the attached plan 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 This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a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. The property is shown edged and hatched black on the attached plan and comprises a two storey office building with net internal area of 1,020 square metres (10,976 square feet). The property is currently vacant with no rent passing or any other form of income from the asset, having been vacated by County Council services in May 2019.
4. The property is one of two buildings within a wider site; the other building (Thoresby House; shown edged and cross hatched on the attached plan) is to be retained and remains occupied by the County Council. Additionally, other County Council owned and occupied buildings (Ollerton House and Welbeck House; shown cross hatched on the attached plan) are located across the road from the property.
5. Following a period of marketing the property on a for sale or to let basis since June 2019, the County Council has received a acceptable offer from a proposed buyer for the property who has suitable funding arrangements in place. Details of the proposed terms of sale are outlined in the appendix to this report.
6. The Council has an obligation under s.123 of The Local Government Act 1972 to obtain the best price reasonably obtainable for the disposal of its assets. Given the current use designation for the property and the method of marketing, the proposed disposal terms are considered to represent "best value" to the County Council.

Other Options Considered

7. The following options have been considered:
 - a. Retain the Property: the property is vacant, is surplus to the operational requirements of the County Council and therefore can be sold. There is no need to retain the property.
 - b. Lease the property: this would be an alternative to outright sale, but no interested parties have come forward to lease the property to date.

Reason/s for Recommendation/s

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.

Financial Implications

10. The sale will secure a capital receipt to the County Council.

Implications for Service Users

11. The sale will include 37 parking spaces (including two disabled spaces) which since vacation have been used by Council staff from the adjacent three remaining Council offices. The sale of the property will therefore reduce the available parking for staff.

RECOMMENDATION/S

- 1) To approve the sale of Bevercotes House, Darwin Drive, Ollerton as indicated hatched black on the attached plan on terms detailed in this report and its appendix.

Councillor Mrs Kay Cutts
Leader of the County Council

For any enquiries about this report please contact: Derek Highton, Service Director – Place & Communities, Tel: 0115 977 3498

Constitutional Comments (EP 27/01/2020)

12. The recommendations fall within the remit of Policy 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. If the Council has any retained land the effect on the value and use of it must be considered.

Financial Comments (GB 03/02/2020)

13. In line with the Council's current policy, the capital receipt identified in this report will be used in the first instance to fund one-off transformational costs. Any excess capital receipts will then be set against previous years' borrowing to reduce the impact of the Minimum Revenue Provision on the revenue accounts.

Background Papers and Published Documents

- None

Electoral Division(s) and Member(s) Affected

- Ward: Ollerton
Councillor Mike Pringle

File No.: Sp 3641

UPRN: 00758 Bevercores House