

14 September 2015

Agenda Item: 9a

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT**

FORMER BEARDALL STREET PRIMARY & NURSERY SCHOOL

Purpose of the Report

1. That bids received for the site as detailed in the exempt appendix are noted.
2. To seek approval of the Finance & Property Committee to grant 125 year lease of the former Beardall Street Primary and Nursery School, Beardall Street, Hucknall NG15 7JU on terms set out in the exempt appendix.

Information and Advice

3. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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.
4. The former school site on Beardall Street, Hucknall comprises approximately 0.20 hectares (0.51 acres).
5. Committee approval was obtained on 19 May 2015 to declare the school site surplus once the new replacement school was ready for occupation in September 2015 and to commence marketing.
6. Rather than a freehold sale, it is proposed to grant a 125 year lease of the premises at a premium. This will allow the Authority to retain some control over the buildings and protect their considerable heritage and architectural interests into the future.
7. The property was extensively marketed by the Council's appointed agents Innes England and a range of offers have been received, both offers on a conditional and an unconditional contract basis. Each of the bids has been subject to detailed scrutiny by officers and by the Council's agents. A summary of all the offers received is contained on a matrix in the exempt appendix. It is recommended that Bid 2 from Childcare Matters Ltd be accepted on the terms outlined in the exempt appendix.

Other Options considered

8. Retention of the property for continued Council use. This has been looked at but no on-going use requirement exists. The property is surplus to the operational needs of the Council and represents an opportunity to secure a capital receipt for the Council.

Reason/s for Recommendation/s

9. To secure the disposal of a surplus property and to enable a capital receipt by the County Council.

Statutory and Policy Implications

10. 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 bids received for the site as detailed in the exempt appendix are noted.
- 2) That approval is given to grant a 125 year lease of the former Beardall Street Primary & Nursery School, Beardall Street, Hucknall NG15 7JU on the terms detailed in the exempt appendix.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact:

Constitutional Comments (CEH 12.08.15)

11. The recommendation falls within the remit of the Finance and Property Committee under the terms of reference. When disposing of its land/interest in land the Council is required to obtain the best price reasonably obtainable on the open market.

Financial Comments (TR 24.08.15)

12. The proposed lease will generate a capital receipt which will be used to help fund the Capital Programme.

Background Papers and Published Documents

13. None.

Electoral Division(s) and Member(s) Affected

14. Ward(s): Hucknall

Member(s): Councillor John Wilmott, Councillor John Wilkinson, Councillor Alice Grice

File ref.: /GG/SB/01238

SP: 2894

Properties affected: 01238 - Beardall Street Primary and Nursery