

17 December 2012

Agenda Item: 10(b)

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

LAND BETWEEN WEST CARR ROAD & ORDSALL ROAD, RETFORD

Purpose of the Report

1. To seek approval of the Finance & Property Committee to the sale, subject to contract and planning, of land between West Carr Road and Ordsall Road, Retford, DN22 7EA as set out in the attached appendix.
2. To authorise the Corporate Director, Environment & Resources, (or his nominee) in consultation with the Chair (or Vice Chair in his absence) of the Finance and Property Committee to approve a variation of the sale price linked to the extent of Affordable Housing that is agreed.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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.
 - a) The land between West Carr Road and Ordsall Road, Retford comprises approximately 5.21 hectares (12.87 acres), being shown edged red on the attached plan.
 - b) The site has been marketed since July 2011 by Lambert Smith Hampton as for sale by informal tender, subject to contract and planning permission.
 - c) Lambert Smith Hampton have negotiated an offer as detailed in the attached exempt appendix.

Other Options Considered

4. Retention of the land for other purposes is not appropriate as the land is surplus to requirements.

Reason/s for Recommendation/s

5. To secure a capital receipt.

Statutory and Policy Implications

6. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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 is given to the sale, subject to contract and planning, of the land offer as set between West Carr Road and Ordsall Road, Retford, DN22 7EA in accordance with the out in the attached appendix.
2. To authorise the Corporate Director, Environment & Resources, (or his nominee) in consultation with the Chair (or Vice Chair in his absence) of the Finance and Property Committee to approve a variation of the sale price linked to the extent of Affordable Housing that is agreed.

Jas Hundal

Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Peter Grinnell 07753 625269

Constitutional Comments (CEH 23.11.12)

7. Finance and Property Committee can approve the recommendations set out in the report. When disposing of its land, the Council is required to obtain the best price reasonably obtainable on the open market and Committee should satisfy itself of this.

Financial Comments (CS 28.11.12)

8. The sale (detailed in the exempt appendix) would generate a capital receipt and would be used to help fund the Capital Programme.

Electoral Division(s) and Member(s) Affected

9. Ward(s): Retford West
Member(s) Cllr Mike Quigley

File ref.: /PG/SL/01965 SP: 2354 Properties affected: 01965 - Surplus site - prev Retford Post 16 Ctr