

REPORT OF THE LEADER OF THE COUNTY COUNCIL

DISPOSAL OF LAND AT DENEWOOD CRESCENT, BILBOROUGH

Purpose of the Report

1. To seek approval to a revised sale price for the freehold sale of land at Denewood Crescent, Bilborough.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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 Denewood Centre is a former school property which was used as both a staff training facility and Pupil Referral Unit (PRU) by Nottingham City Council. The site is jointly owned by the County Council and Nottingham City Council, with the majority being owned by the County Council.
4. A collaboration agreement between Nottinghamshire County Council and Nottingham City Council was drafted and signed in November 2016 to move towards sale and an outline planning application for residential use was made. The County Council is to receive 80.42% of the receipts to reflect the proportion of land included. After the approval of the planning application in June 2018 a marketing campaign was launched with a final date for bids on Friday 19th October. 13 bids were received.
5. At Policy Committee on 19th December 2018 it was agreed to sell the site to the highest bidder, Strata Homes, on the terms outlined in the report. Subsequently on 19th June 2019 Policy Committee approved a further report giving delegated authority to the Corporate Director, Place in consultation with the Service Director for Finance, Infrastructure and Improvement, and the Group Manager for Legal Services to approve an amendment to the sale price to reflect the costs of disposing of Japanese knotweed and also identified significantly higher drainage costs which were to be reflected in the price.
6. The purchaser has now received planning permission for their proposed development and it is intended that completion of the sale take place on 27th March 2020 bringing a much needed capital receipt into the Council this financial year. The

actual final deductions for the drainage solution and knotweed clearance are now known with the drainage cost being higher than anticipated and the knotweed clearance lower. The combined total deductions are lower than the total figures previously reported but the split between them does not accord with the previous delegation and therefore Committee is asked to approve the final deductions from the sale price as outlined in the exempt appendix to this report.

Other Options Considered

7. Retain the Property: this property is vacant and has been declared surplus to the operational requirements of the County Council and can be sold. There is no need to retain the property. There is also a considerable cost to maintain the site.

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.

RECOMMENDATION/S

- 1) That approval is given to sell the site to the preferred bidder at the revised sale price outlined in the exempt appendix.

Councillor Mrs Kay Cutts MBE
Leader of the County Council

For any enquiries about this report please contact:

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Constitutional Comments (CEH 13.03.2020)

10. The recommendation falls 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.

Financial Comments

11. The disposal of land at Denewood Crescent is factored into the Authority's capital receipts forecast for 2019/20 in the Medium Term Financial Strategy. This will be amended to reflect the value of the final capital receipt and the Authority's prudential indicators will be adjusted accordingly.

Background Papers and Published Documents

12. None.

Electoral Division(s) and Member(s) Affected

13. Ward(s): Not in County
Member(s): All

File ref.: /SK/SB/
SP: 3437
Properties affected: 01774 - Denewood Training Centre

