

**EXECUTIVE BOARD – 22 MARCH 2016**

<b>Subject:</b>	Sale of the former Bestwood Day Centre, Bestwood Road, Nottingham NG6 8SS		
<b>Corporate Director(s)/ Director(s):</b>	David Bishop, Deputy Chief Executive/Corporate Director for Development and Growth Kevin Shutter, Director of Strategic Assets and Property		
<b>Portfolio Holder(s):</b>	Jon Collins, Leader/Portfolio Holder for Strategic Regeneration and Development		
<b>Report author and contact details:</b>	Jeremy Bryce, Disposals Surveyor, Property Plus Tel: 0115 876 3082 email: <a href="mailto:jeremy.bryce@nottinghamcity.gov.uk">jeremy.bryce@nottinghamcity.gov.uk</a>		
<b>Key Decision</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Subject to call-in</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Reasons:</b> <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision			<input type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Total value of the decision:</b> In the exempt appendix			
<b>Wards affected:</b> Bestwood	<b>Date of consultation with Portfolio Holder(s):</b> 15 February 2016		
<b>Relevant Council Plan Key Theme:</b>			
Strategic Regeneration and Development			<input checked="" type="checkbox"/>
Schools			<input type="checkbox"/>
Planning and Housing			<input checked="" type="checkbox"/>
Community Services			<input type="checkbox"/>
Energy, Sustainability and Customer			<input type="checkbox"/>
Jobs, Growth and Transport			<input type="checkbox"/>
Adults, Health and Community Sector			<input type="checkbox"/>
Children, Early Intervention and Early Years			<input type="checkbox"/>
Leisure and Culture			<input type="checkbox"/>
Resources and Neighbourhood Regeneration			<input checked="" type="checkbox"/>
<b>Summary of issues (including benefits to citizens/service users):</b>			
<p>The site of former Bestwood Day Centre, identified on the attached plan, was declared surplus by a Portfolio Holder decision #1006 dated 16 January 2012. The buildings on the site were demolished and the site was subsequently marketed for sale on the open market by informal tender.</p> <p>Following receipt of several offers terms were agreed with a residential housing developer at Executive Board on 4 July 2013. This proposed purchaser withdrew during the planning process some months later and the contract for sale has had to be formally rescinded. The site was remarketed by the same informal tender process for 12 weeks which ended on 8 January 2016. The offers received are detailed in the exempt appendix.</p>			
<b>Exempt information:</b>			
<p>An appendix to the report is exempt from publication under paragraph 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to the financial and business affairs of particular individuals, including the authority holding the information, and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.</p> <p>It is not in the public interest to disclose this information because it contains details relating to the proposed sale price for the land which is yet to be finalised, disclosure of which will prejudice the Council's position in negotiations.</p>			
<b>Recommendation(s):</b>			
<p><b>1</b> To enter into a conditional contract for the sale of the freehold interest in the former Bestwood Day Centre site with the chosen developer, as set out in the exempt appendix, noting that an extensive open marketing campaign has taken place.</p>			

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| <b>2</b> | To approve that, should the chosen developer not proceed for any reason, to enter into a conditional contract for the sale of the freehold interest in the former Bestwood Day Centre site with the next highest bidder, as set out in the exempt appendix. |
| <b>3</b> | To delegate authority to the Director of Strategic Assets and Property, in consultation with the Leader/Portfolio Holder for Strategic Regeneration and Development, to agree the final terms of sale including the final sale price.                       |

## **1 REASONS FOR RECOMMENDATIONS**

- 1.1 The site has been marketed twice in recent years and, on both occasions, the property has been advertised both nationally and locally and particulars have been sent to an extensive database of residential developers, Housing Associations and local property agents. The sale will be conditional on planning and agreement of Section 106 contributions. The recommendations in this report will ensure the sale of the former Bestwood Day Centre is carried out in a timely fashion and at best consideration, whilst delivering family homes on a disused brown field site, thus helping to fulfil the current Council Plan to provide 2,500 new homes by 2020.

## **2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

- 2.1 An Executive Board decision was made in May 2010 to relocate the former Bestwood Day centre to the Aspley Wood site. The buildings were in a poor state of repair and required significant investment to bring them up to standard. A Portfolio Holder decision dated 16 January 2013 declared the buildings and site surplus to operational requirements and authorised the buildings to be demolished and the site made available to the (then) Director of Workplace Strategy and Property to sell on the open market. The buildings were demolished on 21 June 2012 in order to minimise security costs and health and safety risks associated with empty buildings. This has left a cleared site of approximately 4.2 acres in size as identified on the attached plan.

## **3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

- 3.1 To leave the site vacant and unsold. This option was rejected as periodic costs for maintenance and security would be on going. In addition, a capital receipt for the land would remain unrealised.

## **4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)**

- 4.1 In line with the Medium Term Financial Strategy capital receipts generated from the sale of land, buildings and other assets will be a non-earmarked, council-wide resource, to be allocated according to Council priorities only after a thorough and objective options appraisal and consideration of opportunity costs, and not earmarked to a particular project, scheme, service, directorate and/or geographical area.
- 4.2 An estimate for the capital receipt from the sale of this site has already been included in funding the Council's capital programme and is included in the figures reported to Executive Board on 23<sup>rd</sup> February 2016.

**5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND INCLUDING LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)**

- 5.1 The proposal to sell the land on the basis set out in the report raises no significant legal issues and is supported. The legal work associated with the sale will be undertaken by the inhouse legal team who will take steps to ensure that any rights, easements, exceptions or reservations required for the benefit of the Council's neighbouring or adjoining land (if any) are taken into account in the sale documentation.

**6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)**

- 6.1 None

**7 SOCIAL VALUE CONSIDERATIONS**

- 7.1 N/A

**8 REGARD TO THE NHS CONSTITUTION**

- 8.1 N/A

**9 EQUALITY IMPACT ASSESSMENT (EIA)**

- 9.1 Has the equality impact of the proposals in this report been assessed?

No



An EIA is not required because this report does not contain proposals for new or changing policies, services or functions.

**10 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)**

- 10.1 None

**11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT**

- 11.1 Executive Board May 2010, PHD 16 Jan 2012, Exec Board 4 July 2013

**12 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT**

- 12.1 Legal Services – Malcolm Townroe 8764332  
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Finance – Tina Adams 8763658 [tina.adams@nottinghamcity.gov.uk](mailto:tina.adams@nottinghamcity.gov.uk)  
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