

EXEMPT INFORMATION
APPENDICES A,C,D,E,F,G,H,I

CABINET

6th May 2014

BARLEYTHORPE HALL REDEVELOPMENT

Report of the Director for Places (Development & Economy)

STRATEGIC AIM:	Creating a brighter future for all; Creating a safer community; Building our infrastructure		
KEY DECISION	YES	DATE ITEM FIRST APPEARED ON FORWARD PLAN	9 th August 2013

1. PURPOSE OF THE REPORT

- 1.1 To provide clarification on the bid received for the redevelopment of Barleythorpe Hall (further to Cabinet report 65/2014).

2. RECOMMENDATIONS

- 2.1 That Cabinet consider the set of circumstances that occurred prior to the previous Places Scrutiny Panel (13th March) and Cabinet meeting (18th March) resulting in incorrect information being provided as part of the verbal update relating to capital receipt.
- 2.2 That Cabinet reconsider Cabinet report 65/2014 and agree to the recommendations as set out.

3. REASONS FOR THE RECOMMENDATIONS

- 3.1 That Cabinet consider the basis for the verbal update provided by the Portfolio Holder relating to the capital receipt.
- 3.2 To progress with the disposal process for Barleythorpe Hall as set out in Cabinet report 65/2014.

4. BACKGROUND

- 4.1 Cabinet Report 65/2014.
- 4.2 On the 3rd March 2014, a discussion between the Portfolio Holder and Property Manager took place and a query was raised in relation to the S106 deductions that would be expected from the capital receipt and whether this sum was included in the capital receipt figure reported. An email was sent on 3rd March from the Property Manager to the Property Agent.
- 4.3 Cabinet Report 65/2014 was considered by the Scrutiny Panel on the 13th March 2014, prior to the Cabinet meeting.

- 4.4 On 13th March prior to the Scrutiny Panel the query was re sent to the Property Agent dealing with the asset disposal.
- 4.5 Once the email clarification to the initial enquiry was received this was verbally communicated to the Portfolio Holder so that the Scrutiny Panel could be given the most accurate information at the time (See attached exempt appendices).
- 4.6 After the Scrutiny Panel and Cabinet meetings it subsequently transpired that the value of capital receipt reported in both emails by the agent was incorrect (this was discovered when the report author returned from leave). The figure reported by the Property Agent was making reference to an earlier bid that had been received from the same developer.
- 4.7 Attached appendix B provides a chronology of events and corresponding emails. This shows that the two emails received from the agent were truncated. This issue once discovered was checked with the agent and a scanned copy of the full email requested, this clarified the difference in bids and confirmed that value of the current bid.

5. BID CLARIFICATION

- 5.1 One clarification that has been taken forward by officers is to establish on what basis the Property Agent had recommended to dispose and what figure this recommendation is based on. It has been clarified by the Agent that the basis for the recommendation to proceed with the sale was the true bid detailed in Cabinet Report 65/2014 (the correct figure).

6. FINANCIAL IMPLICATIONS

- 6.1 The capital receipt from this asset disposal is less than previously reported (Still recommended for disposal by our retained Property Agent).

7. RISK MANAGEMENT

RISK	IMPACT	COMMENTS
Time	M	The Hall is deteriorating and a solution needs to be concluded to remove the holding costs, delay caused as a result of the previous error is increasing disposal times.
Viability	M	There are a number of significant issues to be overcome in terms of planning and highways
Finance	H	Lower capital receipt than previously reported (Cabinet report 65/2014 including verbal update)
Profile	M	The error may be seen as high profile due to the sensitivity of the site.
Equality & Diversity	L	An EIA questionnaire has been completed which indicates a full EIA is not required.

8. REASONS WHY THE REPORT IS MARKED “NOT FOR PUBLICATION”

8.1 The Exempt Appendices are marked “Not For Publication” because they contain exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Background Papers

Cabinet Report 201/2013
Cabinet Report 65/2014

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A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.