

Norfolk County Council

Record of Individual Cabinet Member Decision

Responsible Cabinet Member: Councillor Greg Peck (Cabinet Member for Commercial Services and Asset Management)

Background and Purpose:

The Cabinet Member for Commercial Services and Asset Management is asked to approve the disposals of Heath Farm Barns, Ashby with Oby, NR29 5HN (6001/100B).

Decision:

To approve the acceptance of the highest bid for the disposal of - Heath Farm Barns, Ashby with Oby, NR29 5HN (6001/100B edged red on the plan.

Is it a key decision? No

Is it subject to call-in? Yes

If Yes – the deadline for call-in is: 4pm, Thursday 11 August 2022

Impact of the Decision:

As set out in the attached report.

Evidence and reason for the decision:

As set out in the attached report.

Alternative options considered and rejected:

As set out in the attached report.

Financial, Resource or other implications considered:

As set out in the attached report.

Record of any conflict of interest:

Background documents:

- Report to Cabinet 9 October 2019 - [LINK to Cabinet Agenda](#), page 253

Date of Decision: 3/8/2022

Publication Date of Decision: 4/8/2022

Signed by Cabinet Member:

I confirm that I have made the decision set out above, for the reasons also set out.

Signed: Cllr Greg Peck (by email)

Print name: Greg Peck

Date: 3 August 2022

Accompanying documents:

Report: Heath Farm Barns, Ashby with Oby (6001/100B sale of property

Once you have completed your internal department clearance process and obtained agreement of the Cabinet Member, send your completed decision notice together with the report and green form to committees@norfolk.gov.uk

Individual Cabinet Member Decision Report

Item No:

Report Title: Ashby with Oby – Heath Farm Barn (6001/100B), sale of property

Date of Meeting: not applicable

Responsible Cabinet Member: Cllr Greg Peck, Cabinet Member for Commercial Services and Asset Management

Responsible Director: Simon George, Executive Director of Finance and Commercial Services

Is this a Key Decision? No

If this is a Key Decision, date added to the Forward Plan of Key Decisions: not applicable

Executive Summary / Introduction from Cabinet Member

The property was declared surplus to County Council use in 2019. Following a marketing exercise, several bids were received. It is proposed the County Council accepts the offer from the bidder providing the highest bid for the disposal of Heath Farm Barns, Ashby with Oby, NR29 5HN.

Recommendations:

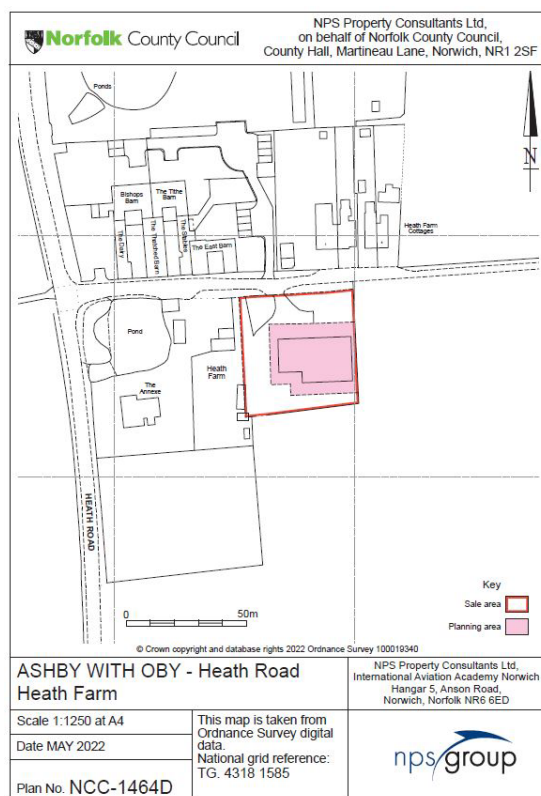
- 1. The Cabinet Member for Commercial Services and Asset Management is asked to approve the acceptance of the highest bid for the disposal of Heath Farm Barns, Ashby with Oby, NR29 5HN, edged red on the plan.**

1. Background and Purpose

- 1.1 This property (edged red on plan) was declared surplus by Cabinet on 7 October 2019.
- 1.2 The property was marketed by Brown & Co on behalf of the Council from May 2022 to June 2022.

2. Proposal

- 2.1 Following the receipt of several bids it is proposed to sell the property to the bidder providing the highest offer.
- 2.2 The Divisional Member has been informed of this proposal.



2.3 **Appendix A** is exempt from publication as it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972. The public interest test has been applied and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information at this stage. The information is exempt from the Cabinet Members Delegated Decision Report for the disposal due to information being commercially sensitive which might prejudice the council's ability to complete negotiations if released. Details will be published on the land registry website when the disposal is completed.

3. Impact of the Proposal

3.1 This property disposal will provide a capital receipt for the council to support the capital program and hence service delivery. The County Council will apply the capital receipts to meet its priorities.

4. Evidence and Reasons for Decision

4.1 The disposal of this property will support the Council's aims and policies in disposing of a surplus asset not required for service delivery and generating a capital receipt.

5. Alternative Options

5.1 There are no alternative options.

6. Financial Implications

- 6.1 Disposals outlined in this report will provide the opportunity for capital receipts and savings in holding costs.
- 6.2 The purchase price was negotiated and agreed, this is detailed within confidential appendix A

7. Resource Implications

- 7.1 **Staff:** nil.
- 7.2 **Property:** As described elsewhere in this report.
- 7.3 **IT:** nil.

8. Other Implications

- 8.1 **Legal Implications:** For disposals in the usual way the legal implications are around the parties agreeing to the terms of the agreement for the disposal and entering a contract. Other implications are included within the report.
- 8.2 **Human Rights Implications:** No implications.
- 8.3 **Equality Impact Assessment (EqIA):** No specific EqIA has been undertaken in respect of the cases in this report.
- 8.4 **Data Protection Impact Assessments (DPIA):** No implications in respect of the disposal of this site.
- 8.5 **Health and Safety implications:** No implications for the cases in this report.
- 8.6 **Sustainability implications:** Future possible redevelopment of disposed sites will require planning permission and therefore would be mindful of sustainability measures.

9. Risk Implications / Assessment

- 9.1 The risks around disposals are around the non-agreement of terms. This risk is mitigated using experienced expert consultants.

10. Recommendations

- 10.1 The Cabinet Member for Commercial Services and Asset Management is asked to approve the acceptance of the highest best bid for the disposal of Heath Farm Barns, Ashby with Oby, NR29 5HN, edged red on the plan.

11. Background Papers

12.1 Report to Cabinet 9 October 2019 - [LINK to Cabinet Agenda](#), page 253

Officer Contact

If you have any questions about matters contained within this paper, please get in touch with:

Officer name: Simon Waters
Telephone no.: 01603 223412
Email: simon.waters@norfolk.gov.uk



If you need this report in large print, audio, braille, alternative format or in a different language please contact 0344 800 8020 or 0344 800 8011 (textphone) and we will do our best to help.