

# Norfolk County Council

## Record of Individual Cabinet Member Decision

**Responsible Cabinet Member:** Cllr Jane James (Cabinet Member for Commercial Services & Innovation)

**Background and Purpose:** The Cabinet Member is asked to approve the acquisition of School House, Sedgeford, PE36 5NQ.

**Decision:** To approve the acquisition of School House, Sedgeford, PE36 5NQ on the agreed terms.

**Is it a key decision?** No

**Is it subject to call-in?** Yes

**If Yes – the deadline for call-in is:** 4pm Friday 10 November 2023

**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:** None

**Background documents:** None

**Date of Decision:** 27/10/23

**Publication Date of Decision:** 3/11/23

**Signed by Cabinet Member:**

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

**Signed: Cllr Jane James (via email)**

**Print name: Cllr Jane James**

**Date: 27/10/2023**

**Accompanying documents:**

- Report: Freehold Acquisition of School House, Sedgeford, PE36 5NQ.

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](mailto:committees@norfolk.gov.uk)

# Individual Cabinet Member Decision Report

**Item No:**

**Report Title:** Freehold Acquisition of School House, Sedgford, PE36 5NQ.

**Date of Meeting:** N/A

**Responsible Cabinet Member:** Cllr Jane James (Cabinet Member for Commercial Services & Innovation)

**Responsible Director:** Grahame Bygrave (Interim Executive Director of Community & Environmental Services)

**Is this a Key Decision?** No

**If this is a Key Decision, date added to the Forward Plan of Key Decisions:** N/A

## Executive Summary / Introduction from Cabinet Member

The property, School House, was to be offered for sale on the open market. Its juxtaposition to the closed school site means its acquisition has potential to be of benefit to the Council's proposals for the closed school site.

### Recommendations:

1. To approve the acquisition of School House, Sedgford, PE36 5NQ on the agreed terms.

## 1. Background and Purpose

- 1.1 The Property was owned by the Council and operated as part of the adjoining closed school until the Property was sold in the 1980s. From that date it was in private ownership and was used as a single dwelling.
- 1.2 The Property recently became vacant and the beneficial owners sought planning permission for the erection of a second dwelling on the existing garden.
- 1.3 The Property is subject to a restrictive covenant for the benefit of the Council which limits the use of the Property to a single dwelling.

- 1.4 On 6 December 2021 Cabinet declared the adjoining closed school surplus to Council requirements and instructed the Director of Property to dispose of the same. Officers are currently investigating disposal options.
- 1.5 A plan of the site is detailed below.



## 2. Proposal

- 2.1 It is proposed to acquire the freehold to The Property.
- 2.2 The proposed terms are detailed in **Appendix 1**.
- 2.3 Confidential **Appendix 1** is exempt from publication as it involves the likely disclosure of exempt information as defined in 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 report 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 transaction are completed.

2.4 The Divisional Member has been informed of this proposal.

### **3. Impact of the Proposal**

3.1 The proposal enables the Council to explore options for the disposal and redevelopment of the adjoining closed school site, and the School House as a single scheme.

### **4. Evidence and Reasons for Decision**

4.1 The acquisition of this property will add value to the disposal of the adjoining closed school site.

### **5. Alternative Options**

5.1 The Council does not acquire the Property. This is not recommended as it will not add value to the disposal of the adjoining closed school site.

### **6. Financial Implications**

6.1 See **Appendix 1**.

### **7. Resource Implications**

7.1 **Staff:** None

7.2 **Property:** As described in this report.

7.3 **IT:** None

### **8. Other Implications**

8.1 **Legal Implications:** For all freehold acquisitions in the usual way the legal implications are around the parties agreeing to the terms of the agreement and entering a contract.

8.2 **Human Rights Implications:** No implications.

- 8.3 Equality Impact Assessment (EqIA) (this must be included):** No specific EqIA has been undertaken in respect of the case in this report.
- 8.4 Data Protection Impact Assessments (DPIA):** No data protection impact implications in respect of the case in this report.
- 8.5 Health and Safety implications (where appropriate):** No implications for the case in this report.
- 8.6 Sustainability implications (where appropriate):** Future possible redevelopment of this site may require planning permission and therefore would be mindful of sustainability measures.
- 8.7 Any Other Implications:** None.

## **9. Risk Implications / Assessment**

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

## **10. Recommendations**

- 10.1** To approve the acquisition of the School House, Sedgeford, PE36 5NQ on the agreed terms.

### **Officer Contact**

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

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