

Report to: Lead Member for Resources and Climate Change

Date of meeting: 26 July 2022

By: Chief Operating Officer

Title: Disposal of land, The Ridgeway, Hastings

Purpose: To approve the disposal of Ridgeway and to declare surplus part of the asset.

RECOMMENDATIONS

The Lead Member for Resources and Climate Change is recommended to:

- 1) approve the disposal of part of the site known as the Ridgeway (“the site”) shown in Appendix 1 in accordance with s123 of the Local Government Act 1992 and the Localism Act 2011;**
- 2) declare surplus part of the asset known as Ridgeway (“the property”) in Appendix 2;**
- 3) delegate authority to Chief Operating Officer to take all actions necessary to secure the disposal of the site, at best value in accordance with s123 of the Local Government Act 1972 and the Localism Act 2011;**
- 4) In the event of the sale not completing within the expected timelines, to delegate authority to the Chief Operating Officer to proceed with the next best offer.**

1 Background

- 1.1 The site which was formerly occupied by three buildings; Ridgeway, Mount Denys and Pinehill is not required for operational purposes. Pinehill and Mount Denys were declared surplus to operational requirements by the Lead Member Resources in November 2015. Part of the former site of Pinehill was sold in August 2020. Appendix 1 shows the site plan of the asset for disposal.
- 1.2 Part of the Ridgeway asset was not declared surplus previously and this is shown in Appendix 2. There is no ongoing operational use for this asset.
- 1.3 The site is listed within East Sussex County Council’s (ESCC) disposal programme and once sold, a capital receipt will be secured. Capital receipts are an important part of the ESCC’s capital programme.

2 Supporting information

- 2.1 Under s.123 of the Local Government Act 1972, when disposing of land, ESCC must ensure that the best consideration that can reasonably be obtained is achieved. The site was advertised in May and June 2022 for disposal on the open market, as part of a competitive, transparent, non-discriminatory, and unconditional bidding process designed to establish the best consideration and use of the site.
- 2.2 The site was well received in the marketplace, with seven commercial/business sector offers received. Detailed information on the offers received is contained in the Exempt report later in the agenda.
- 2.3 ESCC has reviewed the offers from the prospective purchasers and an analysis has been undertaken with some due diligence that is normally undertaken by the property agent. In assessing the offers, ESCC has taken into account the requirement for it to secure Best Value in accordance with Section 123 of the Local Government Act 1972. The preferred purchaser has been identified based on an analysis of their proposal, as outlined in the Exempt report later in the agenda.

3 Conclusion and reasons for recommendations

- 3.1 The Lead Member is asked to note the information set out in the Exempt report later in the agenda which supports the recommendations set out in this report.
- 3.2 The disposal of the asset will reduce revenue liabilities relating to the management and holding costs of this surplus asset.
- 3.3 The Lead Member for Resources and Climate Change is recommended to:
- i. approve the disposal of part of the site known as the Ridgeway (“the site”) shown in Appendix 1 in accordance with s123 of the Local Government Act 1992 and the Localism Act 2021;
 - ii. declare surplus part of the asset known as Ridgeway (“the property”) in Appendix 2;
 - iii. delegate authority to Chief Operating Officer to take all actions necessary to secure the disposal of the site, at best value in accordance with s123 of the Local Government Act 1972 and the Localism Act 2011;
 - iv. In the event of the sale not completing within the expected timelines, to delegate authority to the Chief Operating Officer to proceed with the next best offer.

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LOCAL MEMBERS

Councillor Alan Hay, Hastings – Baird and Ore