

Exempt Information: APPENDIX A and B NOT FOR PUBLICATION

- (1) *The content of **Appendix A and B** of this report qualifies as exempt information under Section 100(A)(4) and paragraph 3 of Part I of Schedule 12A of the Local Government Act (1972) as it is information relating to the financial or business affairs of any particular person (including the authority that hold that information), and*
- (2) *After applying the public interest test, it is clear that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because disclosure would adversely affect the authority's ability to manage its commercial, financial and business affairs and accordingly **Appendix A and B** of this report should remain exempt.*

Subject: Pops Meadow Gorleston

Report to: Executive Leadership Team – 9th September 2020

Full Council – 29th September 2020

Report by: Property and Asset Management

SUBJECT MATTER/RECOMMENDATIONS

This report considers the future of Pops Meadow, Gorleston and recommends the sale of land based on the recommendations of the task and finish group evaluation. The sale will generate a general fund capital receipt of £100k from bidder 1.

Recommendation – For the freehold disposal of the Pops Meadow site for £100k for existing use purposes based on the expression of interest from bidder 1 to include a negotiated overage percentage outlined in confidential appendix B.

1. BACKGROUND

The Policy and Resources Committee on the 21st January 2020 agreed to formally advertise for expressions of interest in relation to the freehold sale of the Pops Meadow site. Marketing opened initially for a 12-week period closing April 2020.

The committee nominated a politically balanced Task and Finish panel including Group Leaders to review, evaluate and recommend, based on agreed criteria the evaluation of any expressions of interest received.

The criteria for evaluation was as follows:

Criteria	Points Allocation	Weighting multiplier
In line with Corporate Priorities	1 – 10	3
Achieves a capital receipt	1 – 10	2
In line with Community need	1 – 10	2

The marketing of the site and expressions of interest due to COVID-19 restrictions was extended to the 22nd May 2020.

2. PROPOSAL

A total of 13 valid expressions of interest were received across a range of areas:

- Continuation of existing use
- Residential
- Commercial / mixed use
- Community provision

The Task and Finish panel met on the 3rd August 2020 to review and evaluate the expressions of interest. The following table outlines the overall scoring from the information supplied with the bid:

Task and Finish Panel Evaluation: 3rd August 2020	
Bidder	Total Score
Existing Use Proposals:	
1.	67
2.	43
3.	52
Residential Proposals:	
4.	56
5.	47
6.	53
7.	43
Commercial/Mixed Use Proposals:	
8.	50
9.	41
10.	36
11.	37
Community Use:	
12.	44
13.	39

The full detail of the scoring and recommendations can be seen at confidential appendix A.

3. OPTION

Following the evaluation of the tenders the recommendation to Full Council is to offer the site for freehold sale based on a proposal for continued existing use.

The proposal will see the site open for free entry and incorporate family entertainment and leisure facilities including; themed miniature golf course, café and seating area (indoor and outdoor facilities) and a small operated children's ride / entertainment area. The proposal will include a garden area with grass, plants, trees and bushes to highlight nature and enable the location to be developed as a place for all ages to enjoy.

Consideration has been given to the Acquisitions and Disposal Policy. The asset does satisfy the under-used test having been empty for in excess of two years and significantly under occupier prior to this period. In addition to this the surplus test is met through section 6(a) and 6(b) of the policy identifying that land or property may be considered for disposal following an asset management review and the identification of development opportunities.

Pops Meadow is a key area of land but is not recognised as open space but the opportunity for the land to continue to be enjoyed by a range of customers is seen at this stage as an important deliverable for the council. The option for the land to continue as existing use will open up the area once again for visitors and will see the local community retail what has been identified as an important outdoor space.

4. Financial Analysis

The site is currently vacant and has been for a period in excess of 2 years and does not currently generate revenue income for the council.

The recommended proposal will generate a capital receipt through the sale of the freehold with an incorporated covenant in relation to any future development. It is recommended that this covenant is included within the agreement and negotiated to an agreed level by the Property and Asset team.

5. Conclusions

The Acquisitions and Disposal Policy does state under section 6(a) and (b) that land or property may be considered for disposal following an asset management review or a considered development opportunity.

Best consideration will be achieved, a valuation based on existing use value has been completed and the offer price of bidder 1 is both within the value range of disposal and achieves the highest overall criteria score. The addition of a future development income clause to be negotiated with the bidder is recommended to safeguard any future land value uplift. It is therefore recommended that negotiations commence with the successful bidder to purchase the land for existing use operations with a in perpetuity clause for any further redevelopment of the site.

Attached at confidential appendix B the land valuation and suggested percentage clause for redevelopment.

6. RECOMMENDATIONS

Recommendation – For the freehold disposal of the Pops Meadow site for £100k for existing use purposes based on the expression of interest from bidder 1 to include a negotiated overage percentage outlined in confidential appendix B.

Area for consideration	Comment
Monitoring Officer Consultation:	Included
Section 151 Officer Consultation:	Included
Existing Council Policies:	
Financial Implications:	Yes
Legal Implications (including human rights):	Yes
Risk Implications:	Yes
Equality Issues/EQIA assessment:	No
Crime & Disorder:	No
Every Child Matters:	No