

RECORD OF EXECUTIVE DECISION

Tuesday, 29 January 2013

Decision No: (CAB 12/13 9751)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	CABINET MEMBER FOR RESOURCES
SUBJECT:	*PROPOSED DISPOSAL OF MARLAND HOUSE
AUTHOR:	Gillian Sheeran

THE DECISION

- (i) to approve the disposal of the Council's freehold at Marland House subject to a leaseback to the Council of the offices at a peppercorn rent until September 2014, and to include the simultaneous disposal of the Council's freeholds at 5 to 13 Civic Centre Road and 36 Windsor Terrace, all to the recommended bidder on the basis set out in Bid C in Confidential Appendix 1 and to subsequently negotiate and carry out all ancillary matters to enable disposal of the site.
- (ii) that the Senior Manager for City Development, in consultation with the Head of Legal, HR and Democratic Services be authorised to enter into any legal documentation necessary in respect of the sales.
- (iii) to note that the estimated value of the capital receipt from the disposal has already been built into the funding of the capital programme. Any receipt that differs from the estimate will need to be considered corporately as part of any future prioritisation of resources.

REASONS FOR THE DECISION

1. The marketing of the building for development or refurbishment, subject to a lease back to the Council until it is ready to vacate (by September 2014) has proved successful and offers from several interested parties have been received. The majority of the interest has been from developers interested in the refurbishment/conversion of the upper parts and retention of the ground floor as retail/restaurant units. The detail and officer evaluation of all offers received is attached in the schedule at Confidential Appendix 1.
2. The best scoring bid is C. The recommended bidder intends to convert the premises to a combination of innovation/creative industry start up units (at part ground, first and second floor levels) and student accommodation (at third to eighth floor levels), retaining and enhancing the retail/restaurant units at ground floor. This proposal has the advantage of providing an early capital receipt, with potential for an additional payment on the grant of planning consent. It will also provide improvements to the exterior of the building and create 60 jobs.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. Not disposing of the property and risking the associated future revenue and capital liabilities.
2. Recommending acceptance of a worse scoring offer which produces either a smaller capital receipt or runs a greater risk of not being delivered.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None.

CONFLICTS OF INTEREST

None.

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date: 29th January 2013

Decision Maker:
The Cabinet

Proper Officer:
Ed Grimshaw

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in *(if applicable)* *(this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by *(if applicable)*

Results of Call-in *(if applicable)*