

Officer Decision Record



This form records an officer decision and is published in accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 and the Openness of Local Government Bodies Regulations 2014.

Decision Maker:	David Caulfield, Executive Director of Economic Development and Place
Lead Officer:	June Rothwell, Head of Operational Services
Title of Decision:	Disposal of Barlby Depot
Ward(s) Affected:	Barlby
Exempt information:	The Evaluation Report Appendix A is not for publication as it contains exempt information under paragraph 3 of schedule 12A to the Local Government Act 1972 as amended*
Type of Decision:	<input checked="" type="checkbox"/> Key decision <input type="checkbox"/> Non-key decision discharging (or connected to the discharge of) an Executive function <input checked="" type="checkbox"/> Specific delegation from Council or Committee <input type="checkbox"/> Grant of permission / licence <input type="checkbox"/> Affecting the rights of an individual <input type="checkbox"/> Awarding a contract or incurring expenditure which materially affects the financial position of the Council <input type="checkbox"/> Decision under urgency
Details of decision:	RESOLVED: To accept the offer to dispose of Barlby Depot for £317,050.
Reason for decision:	Barlby Depot has been declared surplus to requirements and placed on the market for sale. To generate a capital receipt for

	future investment and maximise the value of the site.
Alternative options considered and rejected:	<p>Options to develop the site as part of the housing development programme have been investigated and were not viable from a Planning perspective due to advice from the EA regarding flood constraints.</p> <p>Sale and refurbishment or redevelopment for the sites current commercial use is viable and not constrained by flood risk.</p>
Member Interests: <i>(Name of any Member who has declared a conflict of interest in relation to the decision and details of any dispensation granted by the Head of Paid Service if appropriate)</i>	None
Legal, Financial or other implications:	<p>On 12 July 2018 the Executive approved the disposal on the Barlby Depot site for commercial development and delegated authority to the director of Economic Regeneration and Place, in consultation with the Chief Finance Officer and the portfolio holder for Finance and Resources, to dispose of the site by either open market sale or sealed bids, subject to ensuring that best consideration is achieved including securing outline planning consent prior to disposal if required.</p> <p>Open market sale was progressed with advertisement boards placed on the site, over 20 viewings took place followed by inviting sealed bids. The site was marketed without planning consent. Seven bids were received and evaluated.</p> <p>A bid was accepted of £370,000 which was subsequently withdrawn.</p> <p>As a result a further evaluation (Evaluation Report Appendix A) was undertaken and a bid of £317,050 confirmed.</p> <p>A valuation of the site was undertaken in April 2021. The valuation has also been reviewed on 29 November 2021 to ensure that best value is being achieved for the disposal. The results of the sealed bid process demonstrated that the bid of £317,050 achieves an offer which is in excess of best value.</p> <p>The decision maker has consulted the Chief Finance Officer and Portfolio holder.</p>

Background papers:	Evaluation Report Appendix A Report to the Executive 12 July 2018 Valuation report for Barlby Depot 29 April 2021 – Updated Updated valuation 29/11/21 confirming the valuation detail has not altered.
Contact details for further information:	Dave Caulfield, Director of Economic Regeneration and Place dcaulfield@selby.gov.uk
Signed:	Signature redacted Dave Caulfield Director of Economic Regeneration and Place
Date of Decision:	11 February 2022