

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:	Suzan Harrington, Director of Corporate Services and Commissioning
Lead Officer:	Phil Hiscott, Strategic Asset Management and Property Services Manager
Title of Decision:	Disposal of Edgerton Lodge
Ward(s) Affected:	Tadcaster
Exempt information:	The Evaluation Report Appendix A is not for publication as it contains exempt information under paragraph 3 of schedule 12A to the Local Government Act 1972 as amended*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 Edgerton Lodge in the sum of £675,000.

Reason for decision:	Edgerton Lodge 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:	Options to develop the site as part of the housing development programme have been investigated and were not viable.
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 9th September 2021 the Executive approved the disposal of the Edgerton Lodge site 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 for residential conversion or redevelopment by either open market sale or sealed bids, subject to ensuring that best consideration is achieved.</p> <p>Following the departure of the Director of Economic Regeneration and Place, delegated authority for this decision was transferred to the Director of Corporate Services and Commissioning, in conjunction with the Chief Finance Officer and portfolio holder for Finance and Resources.</p> <p>Open market sale of the site was progressed with advertisement boards placed on the site and over 18 viewings were conducted.</p> <p>The site was marketed on an ‘as seen’ basis, without encumbrances around pre-determined conditions on future use in order to maximise interest.</p> <p>In line with the valuation for the property, interested parties were advised the Council was seeking bids in excess of £500,000 with best and final offers to be submitted via a sealed bids tender process.</p> <p>A total of four bids were received and evaluated.</p>

	<p>A valuation of the site was undertaken in May 2021 and reviewed in July 2022 to ensure best consideration is being achieved for the disposal.</p> <p>The sealed bids tender process resulted in a bid of £675,000 which is in excess of best consideration.</p> <p>The decision maker has consulted the Chief Finance Officer and Executive Member.</p>
Background papers:	<p>Evaluation Report Appendix A Report to the Executive 9th September 2021 Valuation report for Edgerton Lodge dated 19th May 2021. Confirmation of valuation updated 13th July 2022</p>
Contact details for further information:	<p>Phil Hiscott, Strategic Asset Management and Property Services Manager phiscott@selby.gov.uk</p>
Signed:	<p><i>Signature redacted</i></p>
Date of Decision:	<p>1 September 2022</p>