

Disposal of Former Primary School, Papworth Everard

To: Assets and Procurement Committee

Meeting Date: 18th October 2023

From: Executive Director: Finance and Resources

Electoral division(s): Papworth and Swavesey

Key decision: Yes

Forward Plan ref: 2023/090

Outcome: Disposal of the former Papworth Primary School, Papworth Everard to Wigwam Nurseries Limited. The Disposal will result in a Capital Receipt of £520,000.

Recommendation: The Committee is being asked to agree to the Disposal of the property to Wigwam Nurseries Limited.

Officer contact:

Name: John Macmillan

Post: Head of Assets

Email: john.macmillan@cambridgeshire.gov.uk

Tel: 07808 861 360

1. Background

- 1.1 The former Papworth Everard Primary School was built in 1901 to educate children on the Papworth Hall Estate and operated as a Primary School until its closure in 1997 when CCC (Cambridgeshire County Council) opened the Pendragon Community Primary School to support increasing numbers in the catchment. The property has since been used by Cambs Music, a traded unit of CCC, until circa 2016 when the building was declared surplus.
- 1.2 The Property comprises a double height main building of brick construction with later extensions, and a separate single storey building to the rear of the 0.33 Ha Site. The building sits centrally within the Site with mains services all being connected and access directly off Ermine Street the main road through the village of Papworth Everard.
- 1.3 After being declared surplus, the Property was included in an initial portfolio sale to “This Land” but they decided not to purchase. A Planning Application for development of the Site into 6 Residential Units was submitted by CCC in 2017 but this was withdrawn following discussion and feedback from Planning Officers.
- 1.4 The Parish Council expressed an interest in purchasing the property but did not pursue this after an RICS (Royal Institution of Chartered Surveyors) “Red Book” Valuation provided a Market Value of £350,000 in December 2020.
- 1.5 Further work to consider all options for development of the site were then investigated, and the advice of our Planning Consultants was to sell the property, as it is as this would provide the best financial outcome for the Council.
- 1.5.1 In line with the Council’s Disposal Policy, and given the time that had elapsed, the property was again offered to “This Land,” as well as members of “One Public Estate (OPE) and the District Council.
- 1.6 “This Land” was not interested in the property and there was no response from OPE members other than South Cambridgeshire District Council who did not proceed after a new RICS Red Book Valuation, provided a Market Value of £400,000 in October 2022.
- 1.7 Brown & Co, St Neots successfully submitted a tender and were instructed to market the property in Spring 2023. Initial offers were invited for the property by 14th July 2023.
- 1.8 The intended outcome of this report is to agree to dispose to Wigwam Nurseries Limited (the successful bidder) and to instruct Pathfinder Legal to complete the sale. The report is being presented to members as the potential receipt is above the £500,000 officer delegation threshold and is deemed a key decision requiring committee approval.

2. Main Issues

- 2.1 Brown and Co marketed the property on behalf of CCC with initial offers invited the 14th July 2023. Nine offers were received, whilst considering the offers, the highest two bidders submitted further, higher offers, which until a contractual decision has been made, they were entitled to do, and the Council is obliged to consider. A new deadline for “best and final” offers was set as midday 8th August 2023.

- 2.2 Wigwam Nurseries Limited offer of £520,000 was the highest. Disposals at a Value of above £500,000 are considered as a Key Decision and require approval from the Assets and Procurement Committee. This is the offer based on 'best consideration' we are asking the committee to approve.

3. Alignment with ambitions

- 3.1 Net zero carbon emissions for Cambridgeshire by 2045, and our communities and natural environment are supported to adapt and thrive as the climate changes

There are no significant implications for this ambition.

The property which is surplus to CCC requirements will be bought back into use.

- 3.2 Travel across the county is safer and more environmentally sustainable

There are no significant implications for this ambition.

- 3.3 Health inequalities are reduced

There are no significant implications for this ambition.

- 3.4 People enjoy healthy, safe, and independent lives through timely support that is most suited to their needs

There are no significant implications for this ambition.

- 3.5 Helping people out of poverty and income inequality

There are no significant implications for this ambition.

- 3.6 Places and communities prosper because they have a resilient and inclusive economy, access to good quality public services and social justice is prioritised

There are no significant implications for this ambition.

- 3.7 Children and young people have opportunities to thrive

There are no significant implications for this ambition. The proposed use of this property supports the statutory duty of CCC in supporting Early Years Education and Childcare for working families.

4. Significant Implications

- 4.1 Resource Implications

The report above sets out details of significant implications in 2.4 regarding the resulting capital receipt of £520,000.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

The committee be assured that the sale is in line with the best consideration requirements the councils is required to adhere to as detailed in 2.3.

4.3 Statutory, Legal and Risk Implications

The committee be assured that the sale is in line with the best consideration requirements the councils is required to adhere to as detailed in 2.3.

4.4 Equality and Diversity Implications

There are no significant implications within this category.

4.5 Engagement and Communications Implications

There are no significant implications within this category.

4.6 Localism and Local Member Involvement

The local member has been informed.

4.7 Public Health Implications

There are no significant implications within this category.

4.8 Climate Change and Environment Implications on Priority Areas

4.8.1 Implication 1: Energy efficient, low carbon buildings.

Status: Neutral

Explanation: Disposal of the property will bring the site back into use.

4.8.2 Implication 2: Low carbon transport.

Status: Neutral

Explanation: A former building will be reopened and should have a neutral effect on traffic movement compared to previous similar usage.

4.8.3 Implication 3: Green spaces, peatland, afforestation, habitats, and land management.

Status: Neutral

Explanation: Disposal of the property will not affect green spaces.

4.8.4 Implication 4: Waste Management and Tackling Plastic Pollution.

Status: Neutral

Explanation: Disposal of the property will not affect Waste Management

4.8.5 Implication 5: Water use, availability, and management:

Status: Neutral

Explanation: Disposal of the property will not affect Water use

4.8.6 Implication 6: Air Pollution.

Status: Neutral

Explanation: Disposal of the property will not affect Air Pollution

4.8.7 Implication 7: Resilience of our services and infrastructure and supporting vulnerable people to cope with climate change.

Status: Neutral

Explanation: Disposal of the property will not affect the resilience of our services.

Have the resource implications been cleared by Finance? Yes

Name of Financial Officer: Stephen Howarth

Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the Head of Procurement and Commercial? Yes

Name of Officer: Clare Ellis

Has the impact on statutory, legal and risk implications been cleared by the Council's Monitoring Officer or Pathfinder Legal? Yes

Name of Legal Officer: Emma Duncan

Have the equality and diversity implications been cleared by your EqlA (Equality Impact Assessment) Super User?

Not applicable

Name of Officer:

Have any engagement and communication implications been cleared by Communications? Yes

Name of Officer: Kathryn Rogerson

Have any localism and Local Member involvement issues been cleared by your Service Contact? Yes

Name of Officer: John Macmillan

Have any Public Health implications been cleared by Public Health?

Not applicable.

Name of Officer:

If a Key decision, have any Climate Change and Environment implications been cleared by the Climate Change Officer?

Yes

Name of Officer: Emily Bolton

5. Source documents

5.1 Appendix 1 - Marketing particulars document to note.