

Update on Disposal of Former Mill Road Library

To: Assets and Procurement Committee

Meeting Date: 18 October 2023

From: Executive Director: Finance and Resources

Electoral division(s): Petersfield

Key decision: No

Forward Plan ref: N/a

Outcome: This Report is an update requested after the Strategy and Resources Committee on 28 March 2023 which approved the sale of the former Mill Road Library to Centre 33.

Recommendation: Committee to note current progress on the Heads of Terms.

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1 Background

- 1.1 The Strategy and Resources (S&R) Committee on the 28 March 2023 approved the sale of the former Mill Road Library to Centre 33 and requested an update at a future committee within six months.
- 1.2 The Committee delegated authority to the Executive Director of Finance and Resources to agree terms, execute the documentation, and complete the disposal, in consultation with the Chair and Vice-Chair of Strategy and Resources Committee.
- 1.3 Attached as Appendices are the original report to Strategy and Resources Committee on 28 March 2023, the original marketing particulars and the Committee Decision Statement published 30 March 2023.

2 Update

- 2.1 Following the S&R Committee decision on 28 March 2023 the unsuccessful bidders were advised that their bids were unsuccessful by CCC's agents, Gerald Eve.
- 2.2 Centre 33's offer was conditional on Planning Permission for their proposed use.
- 2.3 In the last six months the Centre 33 team have visited the property many times with their consultants, including architects, structural engineers and building surveyors, to investigate the historic structure, prepare designs, layouts and produce costings. They have not yet made a planning application.
- 2.4 Following discussions with Centre 33, Heads of Terms were issued which detail the disposal terms, as proposed in their Bid. The item in the Head of Terms which has taken most time to agree has been the mechanism to restrict future use to what they originally proposed, and how this could be achieved legally.
- 2.5 Pathfinder Legal Services have advised on the terms and clauses that may be used to protect the interests of the Council, and which are aligned to the bid received.
- 2.6 Heads of Terms were agreed in principle with Centre 33 on the 12 September 2023. After the October A&P committee meeting Centre 33 will be sent a legal pack and given 15 days to exchange and pay a non-refundable 10% deposit.

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
 - Disposal of an older and therefore inefficient building
- 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

- Prospective purchaser supports vulnerable young people with their mental health, caring responsibilities, housing, and sexual health.

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

- Prospective purchaser supports vulnerable young people with their mental health, caring responsibilities, housing, and sexual health.

3.7 Children and young people have opportunities to thrive

- Prospective purchaser supports vulnerable young people with their mental health, caring responsibilities, housing, and sexual health.

4. Significant Implications

4.1 This is an update report about the progress of the sale which was decided at Strategy and Resource Committee on 28/03/2023 and there are no significant new implications to report in this section.

4.2 The previous report is attached as an appendix and can be found at [Council and committee meetings - Cambridgeshire County Council > Meetings \(cmis.uk.com\)](https://cmis.uk.com/Council-and-committee-meetings-Cambridgeshire-County-Council)

5. Source documents

5.1 Source documents

- [Strategy and Resource Committee report 28/03/2023](#)
- [Strategy and Resource Committee Decision Statement published 30/03/2023](#)
- Marketing of Site Particulars (attached as appendix)