

## **POLICY & FINANCE COMMITTEE**

**2 APRIL 2020**

### **POSSIBLE PURCHASE OF LAND – BOWBRIDGE ROAD, NEWARK**

#### **1.0 Purpose of the Report**

- 1.1 To update Members following the 28<sup>th</sup> November 2019 Committee on the opportunity to purchase land adjacent to Newark Hospital, on land off Bowbridge Road. This report is to be read in conjunction with the exempt report attached to this agenda.

#### **2.0 Update**

- 2.1 Members will recall authorising delegated authority for the Director – Growth & Regeneration to make a bid for the freehold purchase (capped at a maximum level) of two parcels of land (see Appendix A, Parcels 1 and 2) for a site adjacent to Newark Hospital for the purposes of the Council then leasing the land Sherwood Forest Hospitals NHS Foundation Trust (Trust). The Trust have advised that whilst the feedback from patients in terms of care and services at the hospital is often positive, the lack of car parking is consistently raised as a criticism. A lack of car parking is also a key restriction to being able to increase the range of clinical services which can take place from the site.
- 2.2 Following a period of negotiation with the sole land agent representing the owners of both land parcels the Council presented the 'Maximum Offer' permitted by Members in an attempt to secure the freehold purchase of the sites. That offer was declined

The land agent representing the landowners has subsequently asked that the Council consider a lease arrangement for the land, with a sub-lease being offered to the Trust in return. This option is not one officers would advocate, with the freehold purchase being preferred.

Officers, on behalf of the Council have confirmed that the Maximum Offer previously presented (and advocated by Members at the November 2019 Committee) is the Council's final offer. The land agent has requested that the Council considers buying solely Parcel 1 (for a value which exceed the officer valuation). Both Parcels remain available for significantly higher than the previously agreed Maximum Offer.

#### **3.0 The Proposal**

- 3.1 Officers remain of the option that the Maximum Offer made for both land Parcels is reasonable. The asking price via the land agent for Land Parcel 1 alone, or both Parcel together remain beyond those officers would support. On this basis it is recommended that the Council re-affirms its Maximum Offer for the freehold purchase of both land parcels (subject also to terms being executed with the Trust). It is recommended that it be made clear to the land agent that this Maximum Offer expires shortly, after which time it is formally withdrawn.

#### **4.0 Equalities Implications**

- 4.1 The purchase of the land at Bowbridge Road would provide the opportunity to provide more car parking (including disabled) for the hospital, increasing its reputation and future ability to increase its range of clinical services.

#### **5.0 Financial Implications (FIN19-20/1959)**

- 5.1 The financial implications of the proposal are set out in the exempt report for Member's consideration.

#### **6.0 RECOMMENDATION**

**That the Director - Growth & Regeneration be given delegated authority to:**

- a) confirm to the land agent representing both landowners that the Maximum Offer is the full and final offer from this Council to purchase of the two freehold interests detailed at Appendix A, subject also to the agreement of the Trust to lease the land; and**
- b) confirm to the land agent representing both landowners that the Maximum Offer will be withdrawn at 5pm on the 18<sup>th</sup> April 2020.**

#### **Reason for Recommendation**

**To secure additional car parking in order to support the function and reputation of Newark Hospital.**

#### **Background Papers**

Appendix 1 – Land available for purchase.

For further information please contact Matt Lamb on Ext. 5842

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