

## Record of Officer Decision

<b>Decision title:</b>	<b>To sell by formal tender the surplus property known as Field House, Credenhill</b>
<b>Date of decision:</b>	15th February 2023
<b>Decision maker:</b>	Strategic Assets Delivery Director (formerly Acting Head of Property)
<b>Authority for delegated decision:</b>	Economy and Place Directorate's scheme of delegation dated 23 December 2021 (line 53) gives the Strategic Assets Delivery Director (formerly Acting Head of Property) the authority to take the decision
<b>Ward:</b>	Credenhill
<b>Consultation:</b>	Strategic Housing Manager Ward councillor
<b>Decision made:</b>	<b>To sell by formal tender the surplus property known as Field House, Credenhill</b>
<b>Reasons for decision:</b>	<ul style="list-style-type: none"> <li>• Formerly the village school, the building was occupied for a number of years as a private kindergarten and nursery since the new school was built c. 1974. The last tenant vacated during 2022 and the property was returned to the council.</li> <li>• The property is surplus to the council's needs. It was offered to strategic housing but considered unsuitable due to the high cost of renovation.</li> <li>• Local agents ran a formal tender process to elicit bids in the open market from interested parties; the results are listed in the appendix.</li> <li>• The successful bidder made the highest offer.</li> </ul>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	<ul style="list-style-type: none"> <li>• The sale is by formal tender with completion 28 days after Acceptance of Offer. It is legally binding and will result in a quick completion.</li> <li>• The sale will yield a capital receipt within the current financial year, and savings will be made in business rates and management costs.</li> </ul>
<b>Details of any alternative options considered and rejected:</b>	Other offers were received, but the purchaser tendered the highest amount. There is no reason to reject this.
<b>Details of any declarations of interest made:</b>	None

Signed:

Date: 15/02/23