



Derby City Council

**Governance and Licensing  
Cabinet Member Meeting  
5 June 2020**

# ITEM 05

Report sponsor: Jayne Sowerby Warrington  
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## **Disposal of the former Pear Tree Library Building, Pear Tree Road, Derby**

### **Purpose**

- 1.1 On 14 November 2018 the Council Cabinet declared the former Pear Tree Library building surplus to Council requirements.
- 1.2 The purpose of this report is to obtain approval to sell the building.

### **Recommendation**

- 2.1 To sell the Council's freehold interest in the building that was formerly known as Pear Tree Library.
- 2.2 To use the Council's existing scheme of delegations to negotiate the terms of the sale. This will be delegated to the Director of Property.

### **Reasons**

- 3.1 By declaring the building as surplus to the Council's requirements, the Council has resolved to sell its interest in the building and by doing so, to help facilitate a new and sustainable use for the building that will be of benefit to the community of Normanton and Pear Tree.
- 3.2 Whilst the building is currently vacant, it continues to deteriorate and has the potential to attract anti-social behaviour. The Council also continues to incur costs of business rates, securing the building and responding to ad hoc maintenance requirements.

### **Supporting information**

- 4.1 Please see the plan attached showing the building and land to be sold, coloured pink.
- 4.2 The Council's Estates and Property Review Department was tasked with the sale of this building and has sought to encourage interest from both commercial and community-based organisations that were able to demonstrate a credible plan to re-purpose the building over the long term.

4.3 To do this, the marketing of the building comprised three stages as follows:-

- i) Stage 1 - Informal Expressions of Interest (EOI) were invited, aimed at informing the Council's subsequent marketing and encouraging all interested parties to develop their ideas for re-using the building at minimum cost to their organisations. This elicited responses from 13 entities – commercial businesses and private individuals as well as Third sector organisations.
- ii) Stage 2 – Formal Expressions of Interest were invited – all 13 of the original respondents to the Informal EOI were invited to develop their proposals further and to develop a formal tender response.
- iii) Stage 3 – Selection of preferred bidder.

4.4 Initially, to ensure maximum engagement with the local business community and Third sector organisations, an advertising board was displayed on the building. Information was also made available on the Council's website.

A series of open days at the former library were held where interested parties were encouraged to view the building and meet with members of the property team and Council's Community Development Manager to discuss the building itself and its potential future uses.

At the second stage bidders were asked to develop a full tender response including being able to show they fully appreciated the poor condition of the building (particularly the roof) and the costs of its repair. They were also asked to show that they were able to fund their proposals and how their proposed future use was sustainable.

The bidders were given full details as to how the Council would evaluate their bids against a series of headings including evidence of a high quality and sustainable project, benefits to the wider community, and financial offer.

## **Public/stakeholder engagement**

- 5.1 As stated above the aim of the marketing of the building was to ensure maximum engagement with local business and Third Sector organisations. This comprised the use of an advertisement board prominently displayed at the building and full details were available on the Council's website.
- 5.2 Four open days were held so that interested parties and members of the community were able to view the building and to meet with members of the Property Team and with the Community Development Manager, to discuss the building and its potential future uses.

## **Other options**

- 6.1 Do nothing, but to do this would be to leave the building vacant, with the Council incurring continued costs of security, business rates and reactive maintenance, and also to risk attracting anti-social behaviour. Further, to not sell the building would

prevent it from being brought back into use for the benefit of the community.

## **Financial and value for money issues**

7.1 DCC will receive a capital sum for the sale of this property.

## **Legal implications**

8.1 The disposal will be subject to the usual due diligence throughout the Conveyance.

8.2 The Council's Legal Department will draft and agree the transfer documentation to facilitate the disposal.

## **Other significant implications**

9.1 Ensuring the successful re-purposing of the building will require close monitoring by the Estates and Property Review Department.

**This report has been approved by the following people:**

<b>Role</b>	<b>Name</b>	<b>Date of sign-off</b>
<b>Legal</b>	Sophia Brown	22 May 2020
<b>Finance</b>	Peter Shillcock	20 May 2020
<b>Service Director(s)</b>	Steve Caplan	14 May 2020
<b>Report sponsor</b>	Jayne Sowerby Warrington	14 May 2020
<b>Other(s)</b>	None	

**Background papers:** A plan of the property to be sold.

**List of appendices:** None