



## Officer Decision Record – Key Decision

### Appendix A NOT FOR PUBLICATION

Exempt information within paragraphs 3 of Schedule 12A to the Local Government Act 1972 (as amended)

### Land Disposal Plot D, Pioneer Park North, Stallingborough

Key decisions taken by an officer are subject to the 5 day call in period from circulation to Members, and therefore the decision will be released for implementation following the call-in period and no call in being received

#### 1. Cabinet date and copy resolution this key decision relates to

Pursuant to the Cabinet meeting 14th December 2017 where delegated authority was given to then Director of Economy and Growth in conjunction with the Portfolio Holder for Regeneration, Assets, Skills and Housing to take all actions necessary to secure the continued implementation of the South Humber Industrial Investment Programme (SHIP). Copies of said report are available from Democratic Service.

<https://www.nelincs.gov.uk/your-council/decision-making/cabinet/>

#### 2. Subject and details of the matter (to include reasons for the decision)

Approval is sought to sell a circa 6-acre parcel of land on the Pioneer Park North (PPN), shown in Appendix B - Plot D on the site plan, to a logistics business as outlined in the Closed Confidential Appendix A.

The proposed investment will generate new job opportunities in the area and will boost staff retention with a new and improved environment.

Jones Lang LaSalle (JLL) advise NELC on current land values, and officers have negotiated a price of £160,000 per acre subject to contract and Head of Terms to be agreed. At the full 6 acres, this would generate an income of £960,000 for the council.

By disposing of this plot NELC are continuing to demonstrate a track record of working with occupiers to deliver new floor space, as well as supporting a local logistics business with an ambitious growth plan. A further additional building on the site will attract new investors and give new and existing investor enquiries confidence in the site and in NELC's ability to deliver.

### 3. Decision being taken

For the Executive Director for Environment, Economy and Resources to enter into Heads of Terms with the intention to sell Appendix B - Plot D, PPN, Stallingborough at a price of £160,000/acre, subject to contract, to the business outlined in Closed Confidential Appendix A, and on further terms at the discretion of the said Executive Director.

### 4. Is it an Urgent Decision? If yes, specify the reasons for urgency. Urgent decisions will require sign off by the relevant scrutiny chair(s) as not subject to call in.

No

### 5. Anticipated outcome(s)/benefits

Disposal of this piece of land will create business investment and support a local business to expand and create employment, both of which are key priorities of SHIIP. In addition, it will create an income to the council in line with the business model of SHIIP.

### 6. Details of any alternative options considered and rejected by the officer when making the decision (this should be similar to original cabinet decision)

None

### 7. Background documents considered (web links to be included and copies of documents provided for publishing)

Copies of Cabinet report (14<sup>th</sup> December 2017) are available from Democratic Service. <https://www.nelincs.gov.uk/your-council/decision-making/cabinet/>

**8. Does the taking of the decision include consideration of Exempt information? If yes, specify the relevant paragraph of Schedule 12A and the reasons**

No

**9. Details of any conflict of interest declared by any Cabinet Member who was consulted by the officer which relates to the decision (in respect of any declared conflict of interest, please provide a note of dispensation granted by the Council's Chief Executive)**

N/A

**10. Monitoring Officer Comments (Monitoring Officer or nominee)**

The disposal is consistent with the Cabinet decision and subsequent delegations and the will of Cabinet for the overall scheme. Legal colleagues will support in terms of the contract and heads of terms as matters progress.

**11. Section 151 Officer Comments (Deputy S151 Officer or nominee)**

The sale of land is in line with the approved business model for the SHIP scheme and the resultant capital receipt of £960k, less costs of disposal, can be used to support the Council's Capital Investment Programme and reduce the need for borrowing.

Further, the new business will generate additional business rates income for the Council as well as increase employment in the area.

**12. Human Resource Comments (Head of People and Culture or nominee)**

There are no direct HR implications

**13. Risk Assessment (in accordance with the Report Writing Guide)**

Failure to enter into negotiations with the business may result in them relocating the facility on an alternative site in the Humber region, possibly outside of the borough altogether.

**14. Has the Cabinet Tracker been updated with details of this decision?**

Yes

**15. Decision Maker(s):**

Name: Sharon Wroot

Title: Executive Director Place,  
Environment, Economy & Resources

Signed: REDACTED

Dated: 29<sup>th</sup> March 2022

**16. Consultation carried out with  
Portfolio Holder(s):**

Name: Cllr Callum Procter

Title: Portfolio Holder for Economic  
Development, Housing and Tourism

Signed: REDACTED

Dated: 29<sup>th</sup> March 2022

**17. If the decision is urgent then  
consultation should be carried out  
with the relevant Scrutiny  
Chair/Mayor/Deputy Mayor**

Name:

Title:

Signed:

Dated:

Key Decisions are defined in the Constitution as:

A decision (whether taken collectively or individually by members) which is likely:

- (i) to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates; or
- (ii) to be significant in terms of its effects on communities living or working in an area comprising two or more wards.

A decision will be considered financially significant if:

- (i) in the case of revenue expenditure, it results in the incurring of expenditure or making savings of £350,000 or greater;

- (ii) in the case of capital expenditure, the capital expenditure/savings are in excess of £350,000 or 20% of the total project cost, whichever is the greater

In determining whether a decision is significant in terms of its effect on an area comprising two or more wards, consideration shall be given to:

- (i) the number of residents/service users that will be affected in the wards concerned;
- (ii) the likely views of those affected (i.e. is the decision likely to result in substantial public interest)
- (iii) whether the decision may incur a significant social, economic or environmental risk.