



Operational Officer Decision Record

Where the decision has a financial value of between £100k - £350k and does not have a **significant** impact on two or more wards

1. Subject and details of the matter (to include reasons for the decision and detail of any previous cabinet decision)

Proposed freehold disposal of the former Eleanor Centre, 21 Eleanor Street, Grimsby, DN32 9EA

The Council owns the freehold of the former Eleanor Centre, which comprises a modern detached office building, together with onsite car parking and landscaping. The total built accommodation extends to 617.75 square meters (6,647 square feet) and the total site area is 0.305 hectares (0.75 acres).

The property is currently vacant and has been declared surplus to the Council's operational requirements.

PPH Commercial have been marketing the site for sale on behalf of the Council. The marketing process culminated in an invitation to all interested parties to submit best and final offers by the deadline of 10th March 2025. This resulted in four offers being received, the full details of which are included in Closed Confidential Appendix 1.

Two offers tied for the highest amount, with the principal difference between them being the degree of conditionality. This report seeks approval to complete the proposed disposal of the subject property, to the joint highest bidder which has the least conditionality, on the terms set out in the closed confidential appendix.

A sale of the freehold would generate a capital receipt and facilitate a vacant building being redeveloped and brought back into beneficial use, whilst simultaneously

removing the empty building liability and void management costs. The property has been openly marketed, therefore by accepting the recommended offer, the Council would be able to demonstrate that it has obtained the best consideration reasonably obtainable in accordance with S.123 of the Local Government Act 1972.

2. Decision being taken

That the Executive Director Place and Resources in consultation with the Portfolio Holder for Finance, Resources and Assets, settle all terms and ensure that all necessary actions are carried out to complete the freehold disposal.

That the Assistant Director of Law and Governance (Monitoring Officer) completes and executes all requisite legal documentation in relation to the matters outlined above.

3. Anticipated outcome(s)/benefits

The proposed sale of the freehold interest will result in a capital receipt and the vacant premises being brought back into beneficial use, delivering wider community benefits.

4. Details of any alternative options considered and rejected by the officer when making the decision

Retain the Freehold

The Council could retain the Freehold and forgo the potential capital receipt. The site is surplus to the Council's operational requirements and in retaining ownership, the Council would continue to be responsible for the liabilities and costs associated with the ongoing management of a vacant building.

5. Background documents considered (web link to be included or copies of documents for publishing)

N/A

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

Yes - Appendix 1.

7. 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)

No conflicts declared.

8. Monitoring Officer Comments (Monitoring Officer or nominee)

The decision is an operational decision and within the constitutional remit of the named Director and Portfolio Holder. The s123 duty has clearly been discharged. Legal colleagues will support as appropriate.

9. Section 151 Officer Comments (Deputy S151 Officer or nominee)

The sale of the freehold will generate a capital receipt for the Council and at the same time remove any empty building liability and void management costs. There is also potential for wider benefits through the redevelopment of the site.

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

There are no direct HR implications arising from the content of this report.11. Risk Assessment (in accordance with the Report Writing Guide)

The risk to the Council in progressing with a freehold disposal to the preferred bidder is considered minimal. The Council has received assurance that funds are in place to acquire the Site.

Following completion of the sale, all future risks and obligations associated with ownership of the site, will be passed to and remain with the purchaser.

There are no identifiable environmental sustainability implications because it is the intention that the property will be re-occupied and thereafter maintained by the purchaser.

12. If the decision links to a previous one taken by Cabinet, has the Cabinet Tracker been updated?

Not applicable.

15. Decision Maker:

Name: Sharon Wroot

Title: Executive Director Place and
Resources

Signed: REDACTED

Dated: 01.04.25

**16. Consultation carried out with
Portfolio Holder:**

Name: Cllr Stephen Harness

Title: Portfolio Holder for Finance,
Resources and Assets

Signed: REDACTED

Dated: 2nd April 2025