



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 Immingham Golf Club Site, Church Lane, Immingham, DN40 2EU

The Council owns the freehold interest of the property which comprises a former 18-hole golf club with a total estimated site area of 22.9 hectares (56.8 acres), including the former club-house, greenkeepers building and car parking.

Since the club's closure, the condition of the buildings has deteriorated, and the course itself is overgrown. The Council commenced forfeiture proceedings to end the lease which had been granted to the previous operator of the club and the legal process has recently been successful. The property is currently vacant and is surplus to the Council's operational requirements.

There is an existing restrictive covenant on the site which restricts the use to that of a golf course, playing field, open park or recreation ground for athletics and sports games.

PPH Commercial have been marketing the site for sale on behalf of the Council. The marketing campaign has resulted in the submission of three offers, the details of which are included in Closed Confidential Appendix 1.

This report seeks approval to complete the disposal of the subject site to the highest bidder, on the terms set out in the closed confidential appendix.

A sale of the freehold would generate a capital receipt and facilitate the site being brought back into beneficial use, whilst simultaneously removing the empty building liability and void management costs. The site has been openly marketed, therefore by accepting the highest 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) be authorised to complete and execute 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 void liabilities and costs.

Disposal of the Freehold to one of the other bidders

After an open marketing campaign, the recommended preferred bidder submitted the highest financial offer, therefore a disposal to one of the other bidders would represent a disposal for less than best consideration. In those circumstances, the Council would need to have regard to the statutory well-being powers i.e assessing the specific social, economic or environmental wellbeing benefits being delivered, in lieu of accepting a price below market value.

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

No.

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 is within the constitutional remit of the named Director and Portfolio Holder. The s123 duty under the Local Government Act 1972 has clearly been discharged. Legal colleagues will continue to 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 removing any empty building liability and void management costs. There is also potential for wider community 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 contents 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.

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 condition of the Site will be improved and brought back into beneficial use.

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: 26/03/2025

16. Consultation carried out with Portfolio Holder:

Name: Cllr Stephen Harness

Title: Portfolio Holder for Finance, Resources and Assets

Signed: REDACTED

Dated: 26th March 2025