

Sheringham Enabling Land	
Executive Summary	An area of land (“the enabling land”) adjacent to the Reef Leisure Centre had been marketed with offers received and with Cabinet supporting one particular option on 2 March 2020. The proposed purchaser has obtained planning consent for a 37 room apart-hotel. It is now requested there be an extension to the legal agreement to provide time to satisfy the relevant purchase condition in the agreement.
Options considered	Alternative options have been considered and can be found in exempt appendix B and C.
Consultation(s)	PFH for Finance and Assets
Recommendations	It is recommended that Cabinet resolve: <ul style="list-style-type: none"> • To grant a 4 month extension to the legal agreement to enable the purchaser sufficient time to satisfy the remaining offer condition. • To monitor the progress of the party to ensure they satisfy the remaining offer condition, to be delegated to the Asset Strategy Manager, in consultation with the Portfolio Holder for Assets. • To explore the previous offers submitted for this site, in parallel to the extension.
Reasons for recommendations	To ensure the sound management of the Council’s land holding and assets.
Background papers	Cabinet paper Sheringham Enabling Land 2 nd March 2020

Wards affected	Sheringham
Cabinet member(s)	Cllr, L Shires
Contact Officer	Renata Garfoot. Asset Strategy Manager. Renata.Garfoot@North-Norfolk.gov.uk

Links to key documents:	
Corporate Plan:	Investing in our local economy and infrastructure A strong responsible and accountable Council
Medium Term Financial Strategy (MTFS)	The proposal generates a capital receipt as outlined in the exempt appendix.
Council Policies & Strategies	Asset Management Plan 2018 - 2022

Corporate Governance:

Is this a key decision	Yes
Has the public interest test been applied	By Virtue of Paragraph 3 Information relating to the financial or business affairs of any particular person (including the authority holding that information) Part of the appendix contains commercially sensitive information and are exempt
Details of any previous decision(s) on this matter	Cabinet paper Sheringham Enabling Land 2 nd March 2020

1. Purpose of the report

- 1.1 The purpose of the report is to provide an update to Cabinet on the sale of the enabling land at Sheringham and to request a short extension to the legal agreement with the developer.

2. Introduction & Background

- 2.1 The development of the Reef Leisure Centre at Weybourne Road, Sheringham resulted in an area of surplus land of approximately 1 acre adjacent to the new leisure facility. See appendix A Site Plan.
- 2.2 Having marketed the land for sale for over 2 years, a number of offers were received, including for a care facility, leisure complex with hotel/camping, local development company for a hotel development and a national hotel operator with a lease back proposal that did not support the Councils aspirations to generate a capital receipt to support the funding of the Reef development.
- 2.3 A report to Cabinet was presented on 2nd March 2020 regarding the various interest received to acquire the site alongside an options appraisal identifying possible alternative uses. At this meeting Cabinet agreed to approve the disposal of land as outlined in option 1. A copy of the options considered in that report can be found in the exempt appendix B.
- 2.4 Since this time legal contractual arrangements have been put in place with the proposed purchaser and planning application was submitted in July 2022 and consent was granted September 2023 for a 37-suite apartment hotel. A further application was submitted for removal or variation of conditions following planning consent, which was approved January 2024.

3. Proposals and Options

- 3.1 The purchaser has requested an extension to the legal agreement to allow them sufficient time to satisfy the remaining purchase condition and further information regarding this can be found in the exempt appendix C

4. Corporate Priorities

- 4.1 The proposed sale aligns with the Corporate Plan priority; A strong, responsible and accountable Council as it will generate a capital receipt for the Council as outlined in the exempt appendix C and also the priority; Investing in our local economy and infrastructure which seeks to continuing to promote North Norfolk's diverse tourism and visitor offer.

5. Financial and Resource Implications

- 5.1 The proposed sale will generate a capital receipt for the Council as outlined in the exempt appendix C.
- 5.2

Comments from the S151 Officer:

The S151 Officer (or member of the Finance team on their behalf) will complete this section.

The sale of the site will generate a capital receipt which will reduce the need to borrow so much for the Reef Leisure Centre. This will result in a revenue saving for the Council in reduced borrowing interest and the minimum revenue provision. This cannot be quantified until we know how much we will receive as a capital receipt.

6. Legal Implications

- 6.1 Legal agreements are in place regarding the proposed sale of the site.

Comments from the Monitoring Officer

The Monitoring Officer (or member of the Legal team on behalf of the MO) will complete this section. They will outline any legal advice provided.

Following consideration of options for disposal of the land, and a subsequent planning application, there remains an outstanding purchase condition for which an extension has been requested. Members can consider whether they are minded to grant this extension.

7. Risks

- 7.1 Typical risks apply regarding the disposal of the land and further risks are outlined in the exempt appendix.

8. Net ZeroTarget

- 8.1 An Energy Statement was submitted as part of the planning application which details how design proposals could implement energy efficiencies and strategies to minimise energy consumption and reduce carbon emissions. It considers a Fabric First approach, energy efficient heating and LED lighting. The planning consent also requires a 10% on site renewable energy provision.

9. Equality, Diversity & Inclusion

9.1 There are no equality, diversity or inclusion impacts from this proposal.

10. Community Safety issues

10.1 Community Safety issues are considered as part of the planning consultation process and feedback given from Norfolk Constabulary regarding design features that could help improve security for the building and the immediate area.

11. Conclusion and Recommendations

11.1 Alternative options to extending the legal agreement can be found in Appendix C.

11.2 It is recommended that the Council:

11.3 Grants a 4-month extension to the legal agreement to enable the purchaser sufficient time to satisfy the remaining offer condition.

11.4 Monitors the progress of the party to ensure they satisfy the remaining offer condition, to be delegated to the Manager of Assets and Estates, in consultation with the Portfolio Holder for Assets.

11.5 Explore the previous offers submitted for this site, in parallel to the extension.