



Decision Record

This form records an urgent decision and is published in accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 and the Openness of Local Government Bodies Regulations 2014.

Decision Maker	Cllr Mark Crane
Signature	[REDACTED]
Date	25 August 2016
Ward(s) affected	Tadcaster

Decision Status (tick as appropriate)	
Key Decision	<input checked="" type="checkbox"/>
Non key decision discharging (or connected to the discharge of) an Executive Function	<input type="checkbox"/>
Specific delegation from Council or Committee	<input type="checkbox"/>
Grant of Permission/licence	<input type="checkbox"/>
Affecting the rights of an individual	<input type="checkbox"/>
Awarding a contract or incurring expenditure which materially affects the financial position of the Council	<input checked="" type="checkbox"/>
Subject to Call In - yes/no	
Decision To offer £ [REDACTED] for the purchase of the Old Sunday School, 5, Westgate, Tadcaster using urgency powers	
Reason for Decision To ensure that this landmark building continues in use for the benefit of the citizens of Tadcaster and the wider District	
Alternative options considered and rejected Not to put in an offer for the purchase of the building	
Background papers See Executive Briefing paper from 25 August 2016 (attached)	
Contact Details for further information Sally Rawlings, Housing Development Manager	

Selby District Council



Title:	The Old Sunday School, 5, Westgate, Tadcaster
Author:	Sally Rawlings
Date:	25 August 2016
Executive Member :	Cllr Mark Crane

Reasons for Urgency

Very recently, the Council became aware of the opportunity to purchase The Old Sunday School at Tadcaster. As a result of the tight timescales it was not possible to give the necessary 28 days notice of a key decision. Due to the timing of the Council's meetings and the requirement to submit best and final offers by Friday 26 August 2016, this is classed as a Special Urgent Decision (part 4 of the Council's constitution – paragraph 3a).

Background

The Old Sunday School is being offered for sale. The Estate Agents marketing the property have stated that best and final offers will need to be received by 26 August 2016.

The building was constructed in 1788 and restored in 1908 with additions to the rear right built in 1984. The building is Grade II listed with Historic England. This is the first time the property has come to market in 125 years – and consequently it is currently unregistered with the Land Registry. The total floor area is approximately 185 m² (2,000ft²).

Summary

Officers have visited the property to ascertain best use for the building and assess the extent of the repairs required. In addition an independent valuation has been undertaken by the Council's valuers. Options for the use of the property include commercial retail/food premises, continuing community use or conversion to residential.

Funding options

The recommended option for funding the purchase of this building is:

- Programme for Growth

Planning

As the building is listed there are several key issues to be considered in any design and change of use. In respect of planning history, the most recent permission was granted in 2013 for internal alterations for the creation of a kitchen and partition of one of the side rooms, with the decision notice stating that it was also acceptable on grounds of sustainable development, along with change of use from the council offices to community use. Permission was also granted (in 2001) to create disabled ramp to one of the entrances.

Impacts

This purchase of this property would ensure the continued use of the property for the benefit of Tadcaster residents

Risks

Legal – see above. In addition there is a risk that planning consent for change of use might not be obtained

Financial – see above.

Recommendations

To consider making an offer to purchase the Old Sunday School at Tadcaster.

Decision Maker

Council Leader	Yes/ No
Executive	Yes /No
Officer Delegated Decision	Yes /No

On Forward Plan – ~~Yes~~/No