

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2473
Author:	Richard Cox
Department:	Development
Contact:	Richard Cox (Job Title: Senior Estate Surveyor, Email: richard.cox@nottinghamcity.gov.uk, Phone: 01158763074)
Subject:	Option Agreement - Former Lace Market Petrol Filling Station, Canal Street,NG2 3AB
Total Value:	Exempt Appendix (Type: Capital)
Decision Being Taken:	To vary the option agreement with AARC Properties Ltd relating to the purchase of Nottingham City Council's freehold interest in the site of the former Lace Market Petrol Filling Station (PFS) as set out in the Exempt Appendix
Reasons for the Decision(s)	The former Lace Market PFS island site is in three separate ownerships. It has remained undeveloped for many years; the former PFS is currently occupied by a car wash operator. AARC Properties, one of the site owners, is progressing a planning application for a predominantly residential development on the island site; to provide it with the confidence to incur the costs associated with this it has entered in to an option agreement with the City Council. As a result of consultations with planning it is evident that the density of development envisaged in the original feasibility study was not acceptable. The lower density required has resulted in a lower land value and, if the development is to proceed, will require an amendment to the purchase price paid to the Council for its land interest.
Briefing notes documents:	Lace Market PFS - Canal Street.pdf
Other Options Considered:	To not agree to the amendment of the option price. In this scenario, the development would not proceed as the land value set out in the option will make the scheme unviable. The site will continue to be used as a car wash or will become vacant.
Background Papers:	None

Published Works:	Portfolio Holders Decision Reference Number 2027
Affected Wards:	Bridge
Colleague / Councillor Interests:	Not applicable
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	Details of the amendment to the option agreement.
	An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972
3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because the terms of the transaction are commercially sensitive and their disclosure may prejudice the transaction.
Documents exempt from publication:	Exempt Appendix - Option Agreement Heads of Terms.docx, Former Lacce Market Petrol Filling Station.docx
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	Progression of the development of this site will negate the possibility of any anti social behaviour taking place on this prominent site.
Equality:	EIA not required. Reasons: No recommendations are made which refer to changing policies, services, or functions.
Decision Type:	Portfolio Holder

Subject to Call In:	Yes
Call In Expiry date:	26/05/2016
Advice Sought:	Legal, Finance, Property
Legal Advice:	This proposal raises no significant legal issues. Advice provided by Rebecca Beecroft (Solicitor) on 21/04/2016.
Finance Advice:	This advice is exempt from publication and is contained within an exempt appendix Advice provided by Susan Tytherleigh (Senior Finance Manager) on 04/05/2016.
Property Advice:	This is a report by the Director of Strategic Asset and Property Management, Property comments are therefore not required Advice provided by Rodney Alan Martin (Senior Surveyor) on 18/04/2016.
Signatures	Jon Collins (Leader & PH Strategic Regeneration)
	SIGNED and Dated: 19/05/2016
	David Bishop (Deputy CE, CD for Development and Growth)
	SIGNED and Dated: 13/05/2016