

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3157
Author:	Peter Taylor
Department:	Development and Growth
Contact:	Peter Taylor (Job Title: Senior Surveyor, Email: peter.taylor2@nottinghamcity.gov.uk, Phone: 8763017)
Subject:	Approval for the disposal of Radford Unity Centre Ilkeston Road Nottingham
Total Value:	see exempt appendix (Type: Capital)
Decision Being Taken:	<p>To declare the RUC building surplus to the Communities Services operational requirements and to make the premises available to the Director of Strategic Assets and Property to sell, subject to no alternative operational, regeneration or other requirements being identified.</p> <p>To delegate authority to the Director of Strategic Assets and Property to agree the method of sale and the final terms of sale. Communities are to remain responsible for the revenue holding costs of the building until completion of the sale.</p>
Reasons for the Decision(s)	<p>The property has previously been used for a community centre for three main organisation and as offices for community staff. Officers vacated the south wing several years ago and relocated to communities yard at Wollaton park.</p> <p>The remaining community groups have continued to occupy the building at no costs to themselves and have been offered the opportunity to purchase the building as a consortium but have over a period of several years been unable to reach common agreement to purchase the complex. Following the vacation of the building after the failure of the dated heating system it has been decided to market the building to the open market in an attempt to give the former Victorian School building an economically viable future.</p>
Briefing notes documents:	203 Ilkeston rd plan.pdf

Other Options Considered:

- 1) offer the building to the existing community groups as a consortium, despite this offer being available over several years the groups were unable to reach agreement and it is felt the building is too large and in a poor state of repair to be economic for future community use.
- 2) Sell the building to a developer and ask the developer to provide a smaller community provision. This was rejected as the community groups felt the smaller hall/kitchen size of the building would not accommodate their catering needs.
- 3) Do nothing and continue to expend monies on the security and holding costs of the empty building. this was rejected as not financially viable

Background Papers:

RUC site plan

Published Works:

Affected Wards:

Radford and Park

Colleague / Councillor Interests:

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The expected capital receipt from the sale

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 it may reveal/effect the potential sale value.

Documents exempt from publication:

EXEMPT INFORMATION - PROPERTY LEGAL RADFORD UNITY CENTRE.docx, 2018-01-20 - RUC - Exempt Information V2 - DDM.docx, support for groups having left RUC in March 2016- nov 2017 (1).docx

Consultations:

N/A

Crime and Disorder Implications:

The empty building may attract anti social behaviour and it has been included in security patrols.

Equality:

EIA not required. Reasons: None required as building is being sold with vacant possession.

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

25/05/2018

Advice Sought:

Legal, Finance, Property

Legal Advice:

This advice is exempt from publication and is contained within an exempt appendix Advice provided by Mick Suggett (Team leader: Conveyancing) on 18/04/2018.

Finance Advice:

This decision seeks approval to declare the Radford Unity Centre surplus to operational requirements within the Voluntary Sector Sustainability Service.

The Director of Strategic Assets and Property Management can then determine the best course of action for the Council regarding this building. In the event Director of Strategic Assets and Property recommends that the building be sold, the proceeds from the sale will support the Council's capital programme. Any running costs including maintenance, will remain the responsibility of the Voluntary Sector Sustainability Service until the premises is sold or leased.

**Advice provided by Maria Balchin (Finance Analyst) on 17/04/2018.
Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 17/04/2018.**

Property Advice:

This is a report by Property therefore no further Property advice is required. Advice provided by Rodney Alan Martin (Senior Surveyor) on 14/02/2018.

Signatures

Jon Collins (Leader of the Council)
SIGNED and Dated: 17/05/2018
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 15/05/2018