

## TRUSTS AND CHARITIES COMMITTEE 28 SEPTEMBER 2012

<b>Title of paper:</b>	Sale of 110 – 138 Mansfield Road, Nottingham NG1 3HL	
<b>Valuation &amp; Portfolio Manager Corporate Director</b>	Simon Peters	<b>Wards affected:</b> Arboretum
	David Bishop	
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<b>Other colleagues who have provided input:</b>	Andrew Gregory (Planning), Malcolm Townroe (Legal Services)	
<b>Relevant Council Plan Strategic Priority:</b> (you must mark X in the relevant boxes below)		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham		
Neighbourhood Nottingham		<b>X</b>
Family Nottingham		<b>X</b>
Healthy Nottingham		<b>X</b>
Leading Nottingham		
<b>Summary of issues (including benefits to citizens/service users):</b>		
To sell Bridge Estate's freehold interest in 110-138, Mansfield Road, Nottingham.		
<b>Recommendation(s):</b>		
<b>1</b>	<b>To approve the sale of the freehold interest in 110-138, Mansfield Road, Nottingham on the open market.</b>	
<b>2</b>	<b>To delegate authority to the Corporate Director of Development in consultation with the Chair and Vice-Chair of the Trusts and Charities Committee to agree the method and terms of sale and/or final selling price.</b>	

### **1. BACKGROUND**

The premises comprise a Terrace of 15, 3 storey Victorian town houses, built c1840 that have been internally re-configured to provide offices. The buildings are red brick, with painted stucco dressings and slate roofs. The windows are mainly original sashes with stone lintels and sills. The buildings are Grade II listed and lie within the boundary of the Arboretum Conservation area. (See attached Plan).

Other than numbers 110, 112 and 132, all of the other 12 offices were previously used operationally by Nottingham City Council Social Services. All of the Council services have now vacated their respective offices leaving only 3 tenants, the Igloo Hostel (110), Place Dental Care (112) and Compass (132) who vacate their building in Dec 2012.

It is considered that the offices are highly unlikely to re-let in their current state. The demand for office space in this location is very low in the current market. The buildings would require considerable refurbishment to put back into a re-lettable condition.

It is therefore proposed to market the property including the 2 remaining tenanted properties for sale on the open market for the purposes of a conversion back to residential, their former use.

**2. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)**

The sale of the premises, now vacant, will end Bridge Estate's liability for the maintenance, security, refurbishment and restoration and will result in their regeneration and facilitate their reoccupation.

**3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

The majority of the properties are vacant and were previously used as offices. However the demand for offices of this type in this location is very low and the premises would be unlikely to re-let in their current state. In addition, the cost to convert the premises back to residential will be considerable with significant development risk.

**4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)**

The sale of the freehold interest in 110 – 138 Mansfield Road will generate a capital receipt which will be available to re invest. In addition, Bridge Estate will recharge 2% of the sale price to the purchaser to cover the costs incurred in the sale.

**5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)**

The Trustees will need to be satisfied that the proposed sale price for these properties represents market value for the asset. This assurance will need to be given by a qualified surveyor specialising in property sales of this nature.

**6. EQUALITY IMPACT ASSESSMENT**

Has the equality impact been assessed?

Not needed (report does not contain proposals or financial decisions)

No

Yes – Equality Impact Assessment attached

**7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION**

N/A

**8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

N/A

