

Nottingham City Council Delegated Decision



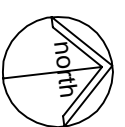
Nottingham
City Council

Reference Number:	3852
Author:	Peter Taylor
Department:	Development and Growth
Contact:	Peter Taylor (Job Title: Senior Surveyor, Email: peter.taylor2@nottinghamcity.gov.uk, Phone: 8763017)
Subject:	Sale of Laura Chambers Lodge former Care Home Clifton
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	To sell the former care home Laura Chambers Lodge to Nottingham City Homes - Registered Provider to be converted into family temporary housing accommodation.
Reasons for the Decision(s)	This property has been vacant for several years and is surplus to requirements as the home does not meet modern care home standards, however part of the site may be retained to house a proposed new build single storey independent living unit for people in the community.
Briefing notes documents:	Proposed Site Plan.pdf
Other Options Considered:	To offer the property for sale to the open market. This option has been rejected as suitable sale terms have been agreed for Nottingham City Homes - Registered Provider to purchase, and part of the site retained for the benefit of the existing service for future possible use or sale to the open market.
Background Papers:	None
Published Works:	None

Affected Wards:	Clifton East
Colleague / Councillor Interests:	None
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	The agreed sale price
	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 could prejudice the Council's negotiating and future discussions on property transactions, which may be entered into.
Documents exempt from publication:	Laura Chambers Exempt Appendix.docx
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	This building has been empty and the disposal will prevent any anti social behaviour occurring around the empty building.
Equality:	EIA not required. Reasons: The decision does not relate to a new or changing policy, service or function.
Decision Type:	Portfolio Holder
Subject to Call In:	Yes

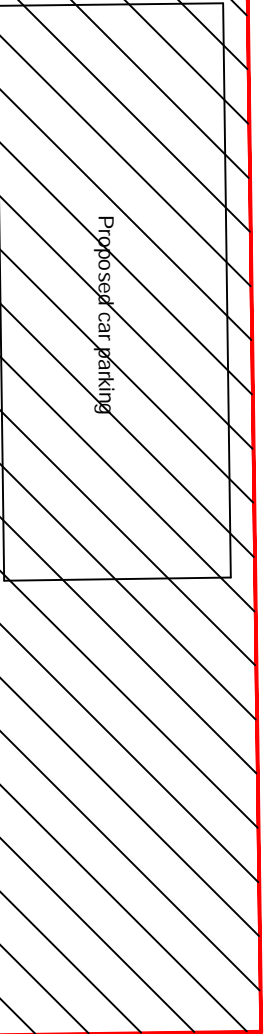
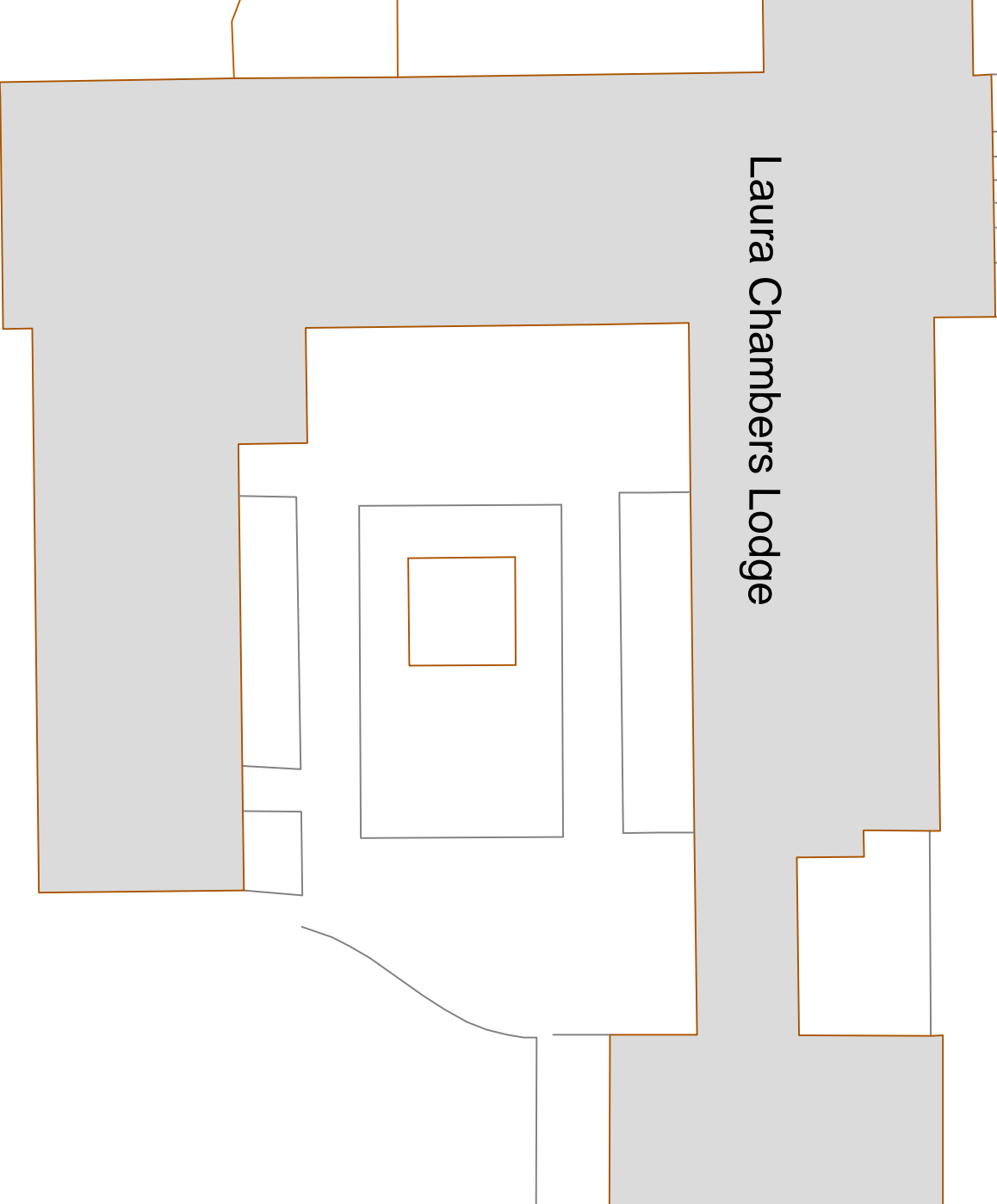
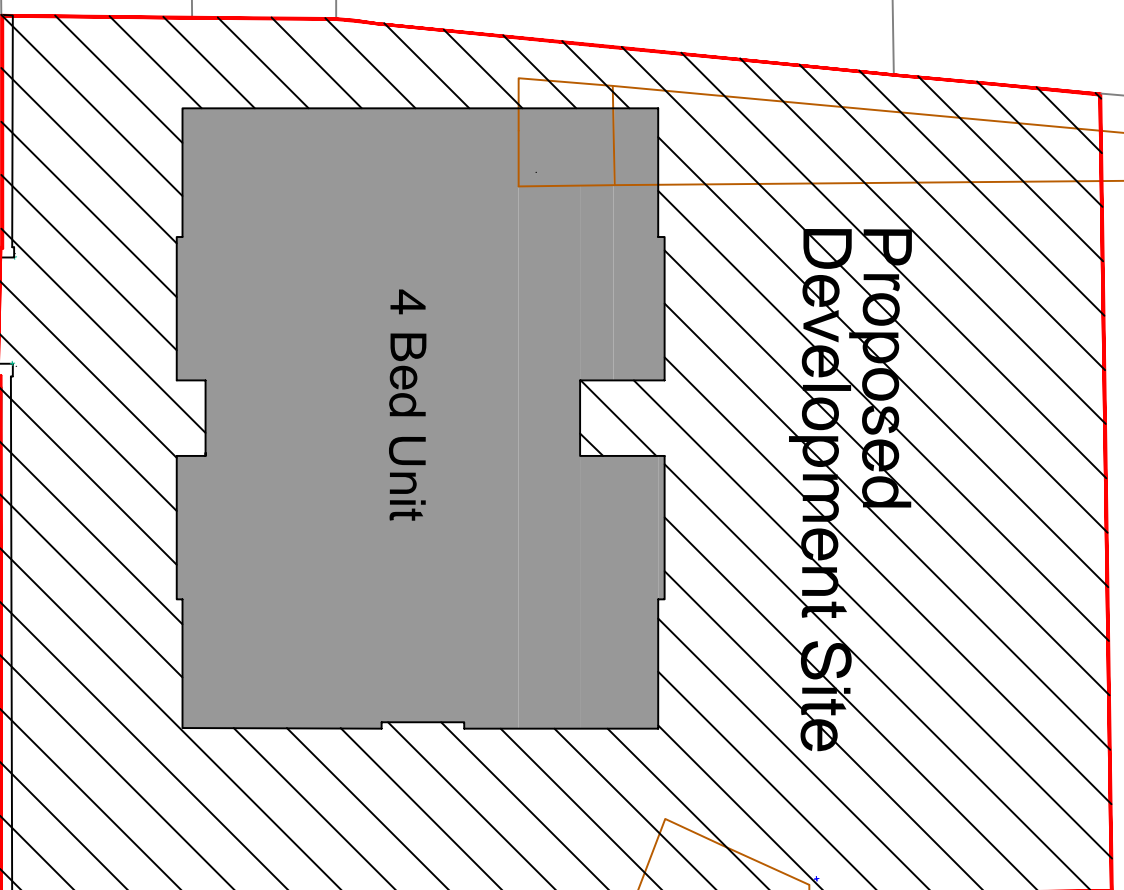
Call In Expiry date:	21/04/2020
Advice Sought:	Legal, Finance, Property, Other: Paul Haigh(Paul.Haigh@nottinghamcity.gov.uk)
Legal Advice:	It is not clear from the report whether this is HRA or General Fund land. If it is General Fund land then the disposal needs to be for best consideration as required by s123 Local Government Act 1972. In all other regards the proposed disposal raises no significant legal issues. The internal legal team will take all necessary legal steps to complete the transaction once approved. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 08/04/2020.
Finance Advice:	The capital receipt as detailed in the exempt appendix will be used to mitigate the current corporate capital receipt pressure within the Capital Programme. Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 07/04/2020.
Property Advice:	This is a Property report, no further advice is required. Advice provided by Rodney Alan Martin (Development Manager) on 07/04/2020.
Other Advice:	Please see attached document. Advice provided by Paul Haig, Head of Adult Social Care Provision on 07/04/2020 Advice documents: Adult Social Care advice.docx
Signatures	David Mellen (Leader/ PH Regeneration, Safety and Communications) SIGNED and Dated: 11/04/2020 Chris Henning (Corporate Director for Development and Growth) SIGNED and Dated: 09/04/2020

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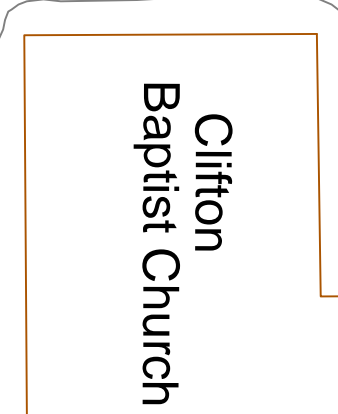


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NEW VEHICULAR ENTRANCE



SWANSDOWNE DRIVE

Facilities & Building Services | Design Services
 Nottingham City Council
Loxley House
 Station Street | Nottingham | NG2 3NG
 Tel: 0115 915 5555 | Web: www.nottinghamcity.gov.uk

CLIENT
 NOTTINGHAM CITY COUNCIL

DRAWING TITLE
 Proposed Site Plan
 PROJECT TITLE
 Swansdowne Drive

STATUS
 Feasibility
 DATE
 Aug. 2018

DRAWN	ZT	DWG No.	SS1111-P2-SK001
CHECKED		REVISION	
APPROVED		SCALE	1:250 @A3

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Adult Social Care Provision comments:

Laura Chambers Lodge site, former 32 bed older persons care home has not been in operation for a few years. The intention was to refurbish the site to become a 32 bed residential care home for adults with learning disabilities. The CQC changed the registration requirements so that plan had to be dropped as no learning disability homes could be registered for over 12 beds.

A more recent proposal to use part of the site to build a 4 bed complex needs home for adult with learning disabilities was then initiated however the transforming care England bid has not materialised. Therefore the site is surplus to requirements from an Adult Social Care perspective.

Provided by Head of Adult Social Care Provision