

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3861
Author:	John West
Department:	Development and Growth
Contact:	John West (Job Title: Estates Surveyor, Email: john.west@nottinghamcity.gov.uk, Phone: 01158763086)
Subject:	Sale of the Russell Youth Club, Lowdham Street, Nottingham
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<p>To dispose of the freehold interest in the Russell Youth Club, Lowdham Street, to the Community Recording Studio Ltd (CRS), who occupy part of the premises already. Full terms of the disposal are included in an exempt appendix.</p> <p>To delegate authority to the Director of Strategic Assets and Property to agree the terms and to enter into a licence with the purchasers for Nottingham City Council to retain access to the building in order to deliver some services.</p>
Reasons for the Decision(s)	<p>The Russell Youth Club is situated in St Anns, and helps to provide youth services in a key location. Whilst services are run from it, it is currently under utilised, and the Recording Studio, currently located in a small annex to the main building is looking to expand as its popularity continues to grow.</p> <p>A sale has been agreed whereby the CRS will take on the full responsibility for the whole of the property, and continue to allow the city council access every week to deliver their own services. They will look to source grant funding to improve the overall condition of the building, which will help to support the centres' overall standing in the community.</p>
Briefing notes documents:	2019.08.28 DRAFT Plan Russell Youth Club.pdf
Other Options Considered:	<p>The option of a long lease disposal was rejected as the purchasers will be able to secure greater funds for the refurbishment and service delivery if they are in freehold ownership.</p> <p>The option of not agreeing to any disposal was rejected as suitable terms have been agreed in line with the Services wishes.</p>

Background Papers:

None

Published Works:

None

Affected Wards:

St Ann's

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Terms and financial information.

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 prejudice future negotiations or influence the ongoing negotiations relating to this deal.

Documents exempt from publication:

2019.12.12 Heads of Term Russell Youth Club Freehold Disposal v2.0.docx

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The proposed purchaser is a community group who have operated within Youth provision circles for many years and look to engage with citizens and provide activities for them to do. The recommended decision will help to strengthen their position and provide even more services to their target demographic.

Equality:	EIA not required. Reasons: This is not a new or changing policy, service or function. The decision adheres to all Council Equality policies.
Relates to Council Property Assets:	Yes
Decision Type:	Officer
Executive Decision?	Yes
Scheme of Delegation Reference Number or Other Source of Delegation:	244
Subject to Call In:	No The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.
Advice Sought:	Legal, Finance, Property, Other: Wilf Fearon(Wilf.Fearon@Nottinghamcity.gov.uk)
Legal Advice:	From the information provided in the report and the exempt appendix and the HOTs the proposed transaction does not appear to raise any significant issues of concern. The transaction will be subject to the usual legal due diligence, drafting, negotiation and agreement of formal legal documentation. Advice provided by Christina Price (Chartered Legal Executive) on 02/04/2020.
Finance Advice:	The capital receipt generated from the sale of this site and noted in the exempt appendix will be used to fund the current General Fund capital programme. The General Fund capital programme is committed the next £70.528m of capital receipts (as at quarter 3 20), therefore any net receipt generated from disposing of this site will be used to reduce this commitment. Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 20/03/2020.
Property Advice:	This is a Property report therefore no further Property advice is required. Advice provided by Rodney Alan Martin (Development Manager) on 06/03/2020.

Other Advice:

The Community Recording Studio (CRS) and Trevor Rose are trusted facilitators of positive activities for young people in St Ann's area of the City. The sale of Russell Youth Club to CRS has been discussed and agreed with the local councilors, the Director of Children's Integrated Services and Corporate Director for People.

The Royal Foundation, who have actively supported CRS over several years to deliver activities in the area, is supporting the purchase of the building for CRS.

Nottingham Play and Youth Service will continue to have access to the venue to deliver up to eight hours of activities per week. There is a long standing working relationship with Trevor and CRS and the expectation is that this will continue to ensure the community of St Ann's are able to access appropriate activities

On the basis outlined in the decision we are comfortable with this sale being progressed.

Advice provided by Wilf Fearon, Service Manager, Nottingham City Youth Justice Service on 03/03/2020.

Signatures:

Kevin Shutter (Director of Strategic Asset and Property)

SIGNED and Dated: 23/04/2020