

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3929
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 St Andrews Hall, Alfred St North, Nottingham
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	To declare surplus and sell St Andrews Hall, Alfred Street North, Nottingham, subject to no alternative operational requirement or regeneration use being identified. To delegate authority to the Director of Strategic Assets and Property to agree the method of sale and approve the sale terms including price, up to the value estimated in the exempt appendix.
Reasons for the Decision(s)	The premises were occupied by the Playworks Charity by way of a lease and they now have ceased trading and returned the property to the Council. The property comprises a victorian detached building over two floors extending to 700sqm Gross Internal Area, and is located in a mixed commercial and residential area on the edge of the City Centre. The property has potential for alternative uses within the existing attractive building, with some potential for possible expansion of the floor space in the rear section of the building Subject to Planning. The property requires investment to bring the energy performance level up to acceptable levels at grade E or above as required by current legislation.
Briefing notes documents:	St Andrews Hall.pdf
Other Options Considered:	Offering the property to the rental market to contribute towards the trading account targets was rejected as the building has development potential and the capital receipt will contribute towards Council targets.
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:	The expected level of capital receipt.
	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 negotiations
Documents exempt from publication:	exempt Information - - Copy.docx
Consultations:	Date: 20/11/2019
	Ward Councillors: David Liversidge, Sue Johnson, Chantal Lee
	No response to date.
	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	None

Equality:	EIA not required. Reasons: The proposal do not constitute changes to a policy, service or function.
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	17/07/2020
Advice Sought:	Legal, Finance, Property
Legal Advice:	<p>From the information provided and following discussion with the author of the report and the Property Department, the proposal does not appear to raise any significant legal issues of concern. The disposal will be subject to normal property legal due diligence and the drafting, negotiation and agreement of relevant legal documentation between the respective parties once the method of sale and sale itself have been agreed. Advice provided by Mick Suggett (Team leader: Conveyancing) on 14/10/2019.</p> <p>Confirmed advice still valid 10/07/2020</p>
Finance Advice:	<p>Property trading account will lose rental income from this property, but the capital receipt from the disposal will support either future investment purchases or will be used to improve the standard of other traded properties to generate more income. Advice provided by Mandy Bryce (Finance Analyst) on 24/09/2019.</p> <p>Confirmed advice still valid 09/07/2020</p>
Property Advice:	<p>This is a Property report, no further Property comment is required Advice provided by Rodney Alan Martin (Development Manager) on 21/11/2019.</p> <p>Confirmed advice still valid 09/07/2020</p>
Signatures	<p>David Mellen (Leader/ PH Regeneration, Safety and Communications)</p> <p>SIGNED and Dated: 06/07/2020</p> <p>Chris Henning (Corporate Director for Development and Growth)</p> <p>SIGNED and Dated: 07/07/2020</p>