

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>3942</b>
<b>Author:</b>	<b>Jeremy Bryce</b>
<b>Department:</b>	<b>Development and Growth</b>
<b>Contact:</b>	<b>Jeremy Bryce</b> <b>(Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)</b>
<b>Subject:</b>	<b>Sale of 308a Colwick Road, Nottingham, NG2 4BG</b>
<b>Total Value:</b>	<b>Exempt (Type: Capital)</b>
<b>Decision Being Taken:</b>	<b>To declare 308a Colwick Road, Nottingham, surplus to the Trading Account and make the premises available to the Director of Strategic Assets and Property to sell, subject to no alternative operational, regeneration, community or other requirements being identified.</b> <b>To grant delegated authority to the Director of Strategic Assets and Property to agree the method and terms for the sale of the freehold of the property, including negotiating with any underbidder if any purchase should not proceed, as set out in the exempt appendix.</b> <b>To reinvest the capital receipt in the most effective way possible to support the financial position of the City Council.</b>
<b>Reasons for the Decision(s)</b>	<b>The premises have been void since December 2017 having been held for the potential relocation of a tenant from the nearby Waterside Regeneration Zone. However, no tenant has been identified so the premises can now be released for disposal.</b> <b>An open market sale will ensure the Council receives best value as the building is likely to attract interest from other local businesses who need extra space.</b>
<b>Briefing notes documents:</b>	<b>Sale Plan Land and Buildings at 308a Colwick Road.pdf</b>
<b>Other Options Considered:</b>	<b>Retain in the Trading Account and refurbish for commercial re-occupation. It should be noted that this is a property that needs significant capital investment to bring back into a lettable standard and in a condition that would command a competitive market rent. Therefore this option has been rejected.</b>
<b>Background Papers:</b>	<b>None</b>

**Published Works:** None

**Affected Wards:** Dales

**Colleague / Councillor Interests:** None

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** The property valuation and level of necessary repairs needed to re-let the property

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 position in negotiations and/or selling price.

**Documents exempt from publication:**

Exempt Appendix to 308a Colwick Road.doc

**Consultations:**

Date: 24/06/2020

Ward Councillors: Gul Khan, David Mellen, Neghat Khan

Councillors consulted 24 June 2020 and support a disposal

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

None

<b>Equality:</b>	<b>EIA not required. Reasons: This decision does not include principals for new or changing policies, services or functions.</b>
<b>Relates to Council Property Assets:</b>	<b>Yes</b>
<b>Decision Type:</b>	<b>Portfolio Holder</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>06/08/2020</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property</b>
<b>Legal Advice:</b>	<p><b>From the information contained in the report and the Exempt Information there appears to be no significant concerns on the proposed sale. The transaction will be subject to the normal due diligence, negotiation and completion of formal documentation.</b></p> <p><b>Advice provided by Jo Backhouse, Senior Solicitor within the Legal Conveyancing team on 09/07/2020</b></p>
<b>Finance Advice:</b>	<p><b>Having regard to any loss of income or revenue pressure that is created within the Property Trading Account as a consequence, that the receipt from this transaction will be used in the most effective way possible to support the financial position of the City Council. Advice provided by Mandy Bryce (Finance Analyst) on 02/07/2020.</b></p>
<b>Property Advice:</b>	<p><b>This is a Property report, no further Property advice is required Advice provided by Rodney Alan Martin (Development Manager) on 01/07/2020.</b></p>
<b>Signatures</b>	<p><b>David Mellen (Leader/ PH Regeneration, Schools, Communications)</b></p> <p><b>SIGNED and Dated: 28/07/2020</b></p> <p><b>Chris Henning (Corporate Director for Development and Growth)</b></p> <p><b>SIGNED and Dated: 20/07/2020</b></p>