

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	3967
Author:	Jason Tyler
Department:	Development and Growth
Contact:	Jason Tyler (Job Title: Strategic Assets & Property Business Partner, Email: jason.tyler@nottinghamcity.gov.uk, Phone: 01158763583)
Subject:	Declaration that Exchange Buildings is Surplus to Operational Requirements
Key Decision (decision valued at more than £1million):	Yes
Total Value:	See Exempt Appendix (Type: Capital)
Decision Being Taken:	1) To declare the Exchange Buildings surplus to operational requirements and make the premises available to the Director of Strategic Assets and Property to sell, subject to no alternative operational, regeneration or other requirements being identified. 2) To delegate authority to the Director of Strategic Assets and Property to agree the method and terms of sale.
Reasons for the Decision(s)	The Exchange Buildings is a Grade 2 listed building of 30,000 square feet in the centre of Nottingham. It has previously been used by the Council as office accommodation, but it has been vacant for the past five years as no other use has been found. The premises would require considerable refurbishment and upgrading prior to re-occupation, and remains costly to maintain despite being vacant, so it is proposed to sell the surplus building.
Other Options Considered:	1) To do nothing: this option is not viable because the ongoing costs of maintaining the building are a drain on Council resources. Failure to maintain the building would impact negatively on the neighbouring properties and may result in additional costs for repair or compensation due, for example, to water damage caused by leaks. Further options considered are detailed in the Exempt Appendix.
Background Papers:	None

**Published Works:** **None**

**Affected Wards:** **Castle**

**Colleague / Councillor Interests:** **None**

**Any Information Exempt from publication:** **Yes**

**Exempt Information:**

**Description of what is exempt:** **The details of the property's market value.**

**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 disclosure of the financial information contained in the exempt document could prejudice the Council's negotiating position in securing best value.**

**Documents exempt from publication:**

**Exchange Buildings - Briefing Note 2020 - For Information - Not for publication.pdf**

**Consultations:**

**Date: 27/07/2020**

**Ward Councillors: Sam Webster, Angharad Roberts**

**The Ward Councillors are in support of the proposals.**

**Those not consulted are not directly affected by the decision.**

**Crime and Disorder Implications:**

**There are no crime and disorder implications arising from this decision.**

Equality:	EIA not required. Reasons: An EIA is not required as the decision makes no changes to a service, policy or function.
Relates to Council Property Assets:	Yes
Relates to Building Services:	Yes
Decision Type:	Leader's Key Decision
Subject to Call In:	Yes
Call In Expiry date:	03/09/2020
Advice Sought:	Legal, Finance
Legal Advice:	<p>From the information provided in the report, and following discussion with the author of the report, it appears that the proposed transaction should not raise any substantive legal issues of concern. The transaction will be subject to normal property legal due diligence work and the drafting, agreement and completion of formal legal documentation between the parties.</p> <p>Advice provided by Mick Suggett (Team leader - Conveyancing) on 03/07/2020.</p>
Finance Advice:	<p>At the Executive Board meeting in September 2009, Exchange Buildings was identified as one of the sites the Council was going to dispose as part of the Loxley House business case. The Council has been required to prudentially borrow in lieu of realising the Exchange Buildings capital receipt, which has generated an annual revenue pressure of around £80,000 per year, this revenue pressure generated due to the time difference between funding Loxley House and realising the receipt is in addition to the annual holding costs of around £90,000 per year.</p> <p>Any capital receipt realised from Exchange Buildings will be initially used to repay debt incurred as part of Exchange Buildings refurbishment of around £241,000, and any net balance after repaying the Exchange Buildings debt is to offset debt incurred within the Loxley House business case.</p> <p>Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 27/07/2020.</p>
Property Advice:	<p>This is a Property report, so no further Property Advice is required.</p> <p>Advice provided by Rodney Alan Martin (Development Manager) on 30/07/2020.</p>

**Building Services Advice:**

**Building Services fully supports this project.**  
**Advice provided by Trevor Bone (Property Maintenance Manager) on 14/07/2020.**

**Signatures:**

**David Mellen (Leader/ PH Regeneration, Schools, Communications)**  
**SIGNED and Dated: 26/08/2020**  
**Chris Henning (Corporate Director for Development and Growth)**  
**SIGNED and Dated: 26/08/2020**