

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>3973</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 Council Depot at Willow Road, Lenton Nottingham NG7 2TA</b>
<b>Total Value:</b>	<b>see exempt appendix (Type: Capital)</b>
<b>Decision Being Taken:</b>	<b>To declare the Council Depot at Willow Road, Lenton Nottingham surplus to the Communities Portfolio and make the premises available to the Corporate Director of Development and Growth to sell, subject to no alternative operational, regeneration, community or other requirements being identified.</b> <b>To delegate authority to the Corporate Director of Development and Growth in conjunction with 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 under bidder 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>These premises were previously used as a depot for Council services and are currently part occupied by Meals at Home, who are in the process of relocating to other Council owned premises.</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>Willow Road sale plan.pdf</b>
<b>Other Options Considered:</b>	<b>Retain in the Communities Portfolio 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. No departmental budget has been identified therefore this option has been rejected.</b>

**Background Papers:**

None

**Published Works:**

None

**Affected Wards:**

Lenton and Wollaton East

**Colleague / Councillor Interests:**

None

**Any Information Exempt from publication:**

Yes

**Exempt Information:**

**Description of what is exempt:**

The property valuation and estimate of repairs contained in the exempt appendix.

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 includes sale prices for property which, if disclosed, will prejudice the Council's positions in negotiations and/or selling price.

**Documents exempt from publication:**

Exempt Appendix to Willow Road depot.doc

**Consultations:**

Date: 26/06/2020

Ward Councillors: David Trimble, Sally Longford, Pavlos Kotsonis

Cllrs consulted 2nd July 2020. Cllrs Trimble and Longford support disposal.

Those not consulted are not directly affected by the decision.

<b>Crime and Disorder Implications:</b>	None
<b>Equality:</b>	EIA not required. Reasons: This decision does not include principals for new or changing policies, services or functions.
<b>Relates to Council Property Assets:</b>	Yes
<b>Decision Type:</b>	Portfolio Holder
<b>Subject to Call In:</b>	Yes
<b>Call In Expiry date:</b>	08/09/2020
<b>Advice Sought:</b>	Legal, Finance, Property, Other: Dave Halstead(dave.halstead@nottinghamcity.gov.uk)
<b>Legal Advice:</b>	From the information provided and following discussion with the author of the report, the proposed transaction does not appear to raise any substantive legal issues of concern. Any proposed sale of the property will be subject to normal property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 14/07/2020.
<b>Finance Advice:</b>	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 15/07/2020.
<b>Property Advice:</b>	This is a Property report no further Property advice is required. Advice provided by Rodney Alan Martin (Development Manager) on 02/07/2020.
<b>Other Advice:</b>	Neighbourhood Services support the proposals outlined in this report. With the current occupying service relocating to alternative premises the Willow Road depot is no longer required as an operational building. Advice provided by Dave Halstead (Director of Neighbourhood Services) on 27/07/2020.
<b>Signatures</b>	David Mellen (Leader/ PH Regeneration, Schools, Communications)
	SIGNED and Dated: 21/08/2020
	Chris Henning (Corporate Director for Development and Growth)
	SIGNED and Dated: 24/08/2020