

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3981
Author:	Beverley Gouveia
Department:	Development and Growth
Contact:	Beverley Gouveia (Job Title: Estates Surveyor, Email: beverley.gouveia@nottinghamcity.gov.uk , Phone: 01158762381)
Subject:	To declare the Central Library site, Angel Row, Nottingham, NG1 6HP surplus to operational requirements
Key Decision (decision valued at more than £1million):	Yes
Key Decision (decision affects 2 or more wards):	Yes
Total Value:	See Exempt Appendix (Type: Capital)
Decision Being Taken:	<p>1) To declare the Central Library site surplus to operational requirements and make the premises available to the Corporate Director of Development and Growth to sell, subject to no alternative operational, regeneration or other requirements being identified.</p> <p>2) To delegate authority to the Corporate Director of Development and Growth, in consultation with the Leader of the Council, to agree the method and all terms of sale, including the selection of the purchaser and the sale price.</p>
Reasons for the Decision(s)	<p>A Leader's Key Decision (DD2649) of November 2016 approved in principle the sale of the Central Library site, shown edged red on the attached plan, to Henry Boot Developments Limited, subject to a number of matters being satisfied. A Leader's Key Decision (DD3609) signed in July 2019 gave a number of further approvals required to progress the proposed sale. Unfortunately, this sale to Henry Boot Developments Limited is no longer proceeding. As such, the most appropriate course of action is to place the property on the open market for sale. The sale will complete once the property has been vacated. It is proposed currently to offer the property for sale by informal tender. However, it is important to be able to update the method of sale and agree the terms of sale in a timely manner, in line with the market.</p>

Other Options Considered:

1) A sale to Henry Boot Developments Limited, as set out in DD2649 and DD3609. However, this is no longer able to proceed given changes in the economic context.
2) To retain the property for its existing use. This is not feasible, as a new Central Library premises is currently under construction.

Background Papers:

None

Published Works:

DD2649 - Approval of the disposal of the Angel Row site
(<https://committee.nottinghamcity.gov.uk/ieDecisionDetails.aspx?ID=3925>)
DD3609 - Exclusivity agreement and procurement of commercial property agents for the proposed Angel Row office development (<https://committee.nottinghamcity.gov.uk/ieDecisionDetails.aspx?ID=4944>)

Affected Wards:

Castle

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The value of the decision, and the Legal and Finance advice.

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 to reveal the value of the decision may prejudice the eventual offers received for the sale of the property.

5 - Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains confidential legal advice in respect of the proposed transaction and disclosure could prejudice the Council's position.
Documents exempt from publication:	exempt legal appendix for Central Library Site Angel Row.docx, 200817 - Angel Row Declare Surplus (Finance Comments).docx, Exempt Appendix, Angel Row.docx
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	None
Equality:	EIA not required. Reasons: The decision does not constitute a change to a policy, services or function.
Relates to Council Property Assets:	Yes
Decision Type:	Leader's Key Decision
Subject to Call In:	Yes
Call In Expiry date:	14/09/2020
Advice Sought:	Legal, Finance, Other: Nigel Hawkins(nigel.hawkins@nottinghamcity.gov.uk)
Legal Advice:	This advice is exempt from publication and is contained within an Exempt Appendix Advice provided by Mick Suggett (Team Leader - Conveyancing) on 25/08/2020.
Finance Advice:	This advice is exempt from publication and is contained within an Exempt Appendix. Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 17/08/2020.

Other Advice:

The sale of the existing Central Library site forms a key component towards funding the completion for the replacement new Central Library, as part of the Broadmarsh Car Park, Retail and Bus Station development.

Advice provided by Nigel Hawkins (Director of Culture and Libraries) on 25/08/2020.

Property Advice:

The Council's Corporate Asset Management Plan included the ambition to provide a new Central Library within the City, as reflected in the Council Plan. During 2019/20, the Unlocking Loxley House Project completed the first phase of the decommissioning of the Angel Row site, with the relocation of the Nottingham Revenue and Benefits Service into the Council's Headquarters. The disposal of the Angel Row Central Library site was included within the Business Case for the new Central Library and is not earmarked for alternative operational use.

Advice provided by Tanya Najuk (Head of Strategic Asset Management) on 11/08/2020.

Signatures:

David Mellen (Leader/ PH Regeneration, Schools, Communications)
SIGNED and Dated: 05/09/2020
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 01/09/2020