

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3980
Author:	Jeremy Bryce
Department:	Development and Growth
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Sale of Innovation House, Daleside Road, NG2 4DH
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<p>To declare Innovation House, Daleside Road, Nottingham, NG2 4DH, surplus to the Trading Account and make the premises available to the Director of Strategic Assets and Property to sell the freehold, subject to no alternative operational, regeneration, community or other requirements being identified.</p> <p>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.</p> <p>To reinvest the capital receipt in the most effective way possible to support the financial position of the City Council.</p>
Reasons for the Decision(s)	<p>The premises have been void since August 2018 after being made unlettable by internal flood damage. However, no budget has been identified to pay for the cost of repairs and substantial modernisation so the premises have been identified to be released for disposal.</p> <p>An open market sale will ensure the Councils receives best value as the building is likely to attract interest from local businesses and national roadside operators looking for a destinational retail site.</p>
Briefing notes documents:	Land at Daleside Road1.pdf

Other Options Considered:

Retain in the Trading Account and refurbish for commercial re-occupation. However, it should be noted that this is a property that needs significant 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.

Offer the freehold for sale by Informal Tender. The recommended option. This enables the Council to seek interest during a defined marketing period, and allows the ability to negotiate with prospective purchasers to ensure the best onward use and capital receipt. If no interest is received in the property an alternative method of sale will be reviewed and the property will be reoffered for sale by the most appropriate method decided at the time.

Background Papers:

None

Published Works:

None

Affected Wards:

Dales

Colleague / Councillor Interests:

N/A

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

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

Documents exempt from publication:

Exempt Appendix to Innovation House.doc

Consultations:

Date: 19/08/2020

Ward Councillors: Gul Khan, David Mellen, Neghat Khan

Councillors consulted 19 August 2020

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

None

Equality:

EIA not required. Reasons: This decision does not include principals for changing policies, services or functions.

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

14/09/2020

Advice Sought:

Legal, Finance, Property

Legal Advice:

The proposals set out in this report raise no significant legal issues and are supported. Any disposal of the property should be for best consideration as required by s123 Local Government Act 1972.

Advice provided by Malcolm Townroe (Director of Legal and Governance) on 28/08/2020.

Finance Advice:

There is no rental income generated from this property. 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 19/08/2020.

Property Advice:

This is a Property report, no further advice is required.

Advice provided by Rodney Alan Martin (Development Manager) on 25/08/2020.

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