

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4043
<b>Author:</b>	Philip Le Couteur
<b>Department:</b>	Development and Growth
<b>Contact:</b>	Philip Le Couteur (Job Title: Senior Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 0115 876 2494)
<b>Subject:</b>	To Approve the sale of 164a Coventry Road, Bulwell, Nottingham, NG6 8PS
<b>Total Value:</b>	See Exempt Appendix (Type: Capital)
<b>Decision Being Taken:</b>	To approve the sale of 164a Coventry Road, Bulwell, Nottingham, NG6 8PS on the terms found in the exempt appendix.
<b>Reasons for the Decision(s)</b>	The property requires substantial repairs for which the Council cannot fund and it has been agreed that the tenant shall buy the freehold of the property to reinvest in the property.
<b>Briefing notes documents:</b>	2020.09.24 Plan with Lease.pdf
<b>Other Options Considered:</b>	Not sell the property - This option was rejected due to the Council not having the money to perform the repairs required and terms have been agreed with the current tenant for them to purchase the property to perform the repairs.
<b>Background Papers:</b>	N/A
<b>Published Works:</b>	N/A
<b>Affected Wards:</b>	Bulwell

<b>Colleague / Councillor Interests:</b>	N/A
<b>Any Information Exempt from publication:</b>	Yes
<b>Exempt Information:</b>	
<b>Description of what is exempt:</b>	The terms and business case for the proposed sale
	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
<b>1 - Information relating to any individual</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it reveals personal details regarding the proposed purchaser.
<b>2 - Information which is likely to reveal the identity of an individual</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it reveals personal details regarding the proposed purchaser.
<b>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it reveals business sensitive negotiations that if released into the public domain could jeopardise the sale of the property.
<b>Documents exempt from publication:</b>	2020.08.26 Heads of Terms for Sale.pdf, 2020.08.20 Background Notes to Proposed Disposal.pdf
<b>Consultations:</b>	Those not consulted are not directly affected by the decision.
<b>Crime and Disorder Implications:</b>	There are no Crime or disorder implications included in this decision.
<b>Equality:</b>	EIA not required. Reasons: EIA not required. Reasons: This is not a new or changing policy, service or function. The decision adheres to all Council Equality policies.

<b>Relates to Council Property Assets:</b>	<b>Yes</b>
<b>Decision Type:</b>	<b>Officer</b>
<b>Executive Decision?</b>	<b>Yes</b>
<b>Scheme of Delegation Reference Number or Other Source of Delegation:</b>	<b>244 - Council owned Land and Property Sales of Council Property</b>
<b>Subject to Call In:</b>	<b>No</b> <b>The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property, Other: Leon Mclean(leon.mclean@nottinghamcity.gov.uk)</b>
<b>Legal Advice:</b>	<b>From the information provided in the report and the exempt appendix and the HOTs the proposed transaction does not appear to raise any significant issues of concern. The transaction will be subject to the usual legal due diligence, drafting, negotiation and agreement of formal legal documentation. Advice provided by Christina Price (Chartered Legal Executive) on 29/09/2020.</b>
<b>Finance Advice:</b>	<b>The disposal of the site will result in the loss of an annual rent (see Exempt Appendix) for the current lease. If the site was retained the Council would be required to undertake structural repairs under the terms of the lease and this is not affordable. There is no desire to retain the site by the Council and disposal removes a potential liability.</b>  <b>The site is Housing Revenue Account (HRA) land and as such the sale will result in a capital receipt for the HRA that can be used to fund housing expenditure. The loss of income will be reflected in the updated Housing Revenue Account (HRA) budget for 2021/22, and will reduce revenue income, which will be managed as part of the budget setting process.</b> <b>Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 27/10/2020.</b>
<b>Other Advice:</b>	<b>Housing Strategy &amp; Partnerships supports the sale of the premises, due to the property being uneconomical viable for the Council to repair / maintain and the silo location of the property. Advice provided by Leon McLean (Partnership Officer) on 29/09/2020.</b>
<b>Property Advice:</b>	<b>This is a property decision to sell a property which is uneconomic for the Council to repair and improve Advice provided by Pippa Hall (Portfolio and Investment Manager) on 28/09/2020.</b>
<b>Signatures:</b>	<b>Nicki Jenkins (Director of Economic Growth )</b> <b>SIGNED and Dated: 05/11/2020</b>