

Nottingham City Council Delegated Decision



Reference Number:	4050
Author:	Jeremy Bryce
Department:	Development and Growth
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Sale of 60 Carlton Road, St Ann's, Nottingham, NG3 2AP
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	<ol style="list-style-type: none">1) To declare 60 Carlton Road, St Ann's, Nottingham, NG3 2AP surplus to the needs of the Trading Account and make the premises available to the Director of Economic Development and Property to sell, subject to no alternative operational, regeneration, community or other requirement being identified.2) To delegate authority to the Director of Economic Development and Property to agree the method and terms for the sale of the freehold of the property, as set out in the Exempt Appendix.3) To delegate authority to the Director of Economic Development and Property to agree any necessary Rights of Way, Easements or Wayleaves that may be required to conclude the disposal.4) To transfer the capital receipt from this transaction to the Council's general funds, for investment in the most effective way possible to support the financial position of the City Council.
Reasons for the Decision(s)	As it has been empty since December 2017, the property generally is in a very dated condition throughout. It requires immediate attention to the roof, windows, electrics and heating system. Therefore, considerable expenditure on maintenance and repair would need to be considered if the property were to be kept as an investment by the Trading Account. To re-let 'as is' would be impossible, as immediate repairs to meet energy performance legislation enacted in April 2018 will be required to bring the whole building up to a lettable standard. The Trading Account had already carried out a condition survey in 2019, which indicated that comprehensive modernisation is required to comply with energy performance and health and safety requirements, and that the investment required to upgrade the property to make it available to let makes this an uneconomic investment for the Council.
Briefing notes documents:	60 Carlton Road sale plan.pdf

Other Options Considered: 1) To seek to let the property: this is a property that requires significant capital investment (see Exempt Appendix) to secure a future income stream. The property also constitutes a fail under current energy performance legislation, where energy ratings of F or below are considered a fail. This means it cannot be re-let in the commercial market until it is remediated to at least an E rating. Therefore, this option was rejected.

Background Papers: None

Published Works: None

Affected Wards: St Ann's

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: The proposed auction reserve and sale price.

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 the value of the property that, if disclosed, could prejudice the Council's position in the negotiation of an appropriate sale price and/or the setting of auction reserves.

Documents exempt from publication: Exempt Appendix to 60 Carlton Road.doc

Consultations:	Date: 26/10/2020
	Ward Councillors: David Liversidge, Sue Johnson, Chantal Lee
	The Ward Councillors were consulted on 27 October 2020, with no replies received by 9 November 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 proposals that represent a new or changing policy, or changes to a service or function.
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	27/11/2020
Advice Sought:	Legal, Finance, Property
Legal Advice:	<p>From the information provided in the report, the proposed transaction does not appear to raise any significant legal issues that should pose a concern. The sale will be subject to normal property legal due diligence and the drafting, agreement and completion of formal contract documentation between the parties.</p> <p>Advice provided by Mick Suggett (Team leader - Conveyancing) on 06/11/2020.</p>
Finance Advice:	<p>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.</p> <p>Advice provided by Mandy Bryce (Finance Analyst) on 02/11/2020.</p>
Property Advice:	<p>This is a property decision to dispose of a property, so no additional advice is necessary.</p> <p>Advice provided by Pippa Hall (Portfolio and Investment Manager) on 27/10/2020.</p>

Signatures

David Mellen (Leader/ PH Regeneration, Schools, Communications)
SIGNED and Dated: 20/11/2020
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 13/11/2020