

Nottingham City Council Delegated Decision



Nottingham
City Council

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| Reference Number: | 4181 |
| Author: | Sarah Dawson |
| Department: | Development and Growth |
| Contact: | Sarah Dawson (Job Title: Assistant Estates Surveyor, Email: sarah.dawson@nottinghamcity.gov.uk, Phone: 01158763668) |
| Subject: | The sale of the long leasehold of the former public conveniences on Victoria Embankment, Nottingham |
| Total Value: | see exempt appendix (Type: Capital) |
| Decision Being Taken: | <ol style="list-style-type: none">1. To enter in to a 125 year lease "sale" of the former public conveniences at Victoria Embankment. Full terms, including the price and purchaser details are included in the exempt appendix.2. To delegate the authority to the Director of Economic Development and Property to agree to any changes to the proposed agreement, provided they do not substantially alter the nature of the deal. |
| Reasons for the Decision(s) | <p>The Grade 2 listed property is surplus to requirements and the decision was made to dispose and generate a Capital Receipt from the purchase. An extensive marketing campaign was undertaken, following by an informal tender. The proposed purchaser was found through this process and felt to offer the best value to the council, along with the best protection of the listed features.</p> <p>The proposed long lease will be subject to the applicant first obtaining Planning Permission, Listed Building Consent, and alcohol and premises licences.</p> |
| Other Options Considered: | To not sell the property, this was rejected as terms have now been agreed with a purchaser. |
| Background Papers: | Delegated Decision 2080 |
| Unpublished background papers: | 2019.11.25 Plan - WCs at Victoria Embankment.pdf, Victoria Embankment Updated Particulars.pdf |

Published Works: None.

Affected Wards: Meadows

Colleague / Councillor Interests: None.

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: The Heads of Term including detail of the proposed purchaser, proposed use, and the price paid.

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 prejudices any future negotiations within any similar properties.

Documents exempt from publication:

HEADS OF TERMS V3.pdf

Consultations:

Date: 09/02/2021

Ward Councillors: Michael Edwards, Nicola Heaton

An email was sent to Councillors notifying them and no concerns were raised.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime or disorder implications.

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| Equality: | EIA not required. Reasons: Decision does not involve a new or changing policy, service or function. |
| Relates to Council Property Assets: | Yes |
| Decision Type: | Portfolio Holder |
| Subject to Call In: | Yes |
| Call In Expiry date: | 16/04/2021 |
| Advice Sought: | Legal, Finance, Property |
| Legal Advice: | <p>From the information provided in the report and following discussion with the author of the report the proposed transaction does not appear to raise any significant legal issues of concern, save that there are some non headline points in the Hot which we would like to see amended/considered in further details but have discussed this with the author of the report. The transaction will be subject to normal property legal due diligence and the drafting, agreement and negotiation of formal legal documentation between the parties.</p> <p>Advice provided by Victoria McIntyre (Solicitor) on 12/02/2021.</p> |
| Finance Advice: | <p>There is no rental income generated from this property that is part of the budget of the Council and therefore this sale generates no revenue pressures. 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 Susan Tytherleigh (Senior Finance Manager) on 12/02/2021.</p> |
| Property Advice: | <p>This is a Property report, no further Property advice is therefore required. Advice provided by Rodney Alan Martin (Development Manager) on 25/02/2021.</p> |
| Signatures | <p>David Mellen (Leader/ PH Regeneration, Schools, Communications)</p> <p>SIGNED and Dated: 09/04/2021</p> <p>Chris Henning (Corporate Director for Growth and City Development)</p> <p>SIGNED and Dated: 24/03/2021</p> |