

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4257
Author:	Vicky Ross
Department:	Commercial and Operations
Contact:	Vicky Ross (Job Title: Programme Manager Investment and Operations, Email: vicky.ross@nottinghamcity.gov.uk, Phone: 01158762173)
Subject:	Disposal of Highbury Vale Community Centre
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	<ol style="list-style-type: none">1. To declare the Highbury Vale Community Centre, Brooklyn Road, NG6 9EE, surplus to operational requirements and to make the premises available to the Director of Economic Development and Property.2. To delegate authority to the Director of Economic Development and Property to agree terms of the disposal for the Council's freehold interest in the premises.3. To approve the grant of any rights, licenses, easements and wayleaves as required over adjoining land to facilitate the sale of the premises.4. To agree the disposal strategy with Strategic Assets Services.5. To agree any incidental costs incurred by Commercial and Operations in preparing the premises for disposal to be reserves out of the income.
Reasons for the Decision(s)	<p>1. Highbury Vale Community Centre is no longer required as a Community Centre by Commercial and Operations. There is adequate Community Space close by used by local people. The building was offered to groups needing relocating from the closure of the Radford Unity Complex, however this has not been successful. Other than use as local polling station the building has remained unused to regular community group hire. The building has been used by Bulwell Community Toy Library during the winter months as a resource should the outdoor play session have inclement weather (1 x 2hour slot per week during winter/spring 2019/20 free of charge). Commercial and Operations have incurred cleaning and compliance costs during this period. Commercial and Operations to remain responsible for the holding/revenue costs of the premises until disposed of. It is therefore proposed to dispose of the properties to generate a Capital Receipt for Nottingham City Council.</p>

Other Options Considered: To not sell the Community Centre building. This option has been rejected because without sale it would continue to be an unnecessary cost to the services resources and may attract anti social behavior.
Continue to offer the building to community groups - Rejected as the Community Centre has over the last two years been offered to a community group being relocated from the Radford Unity Complex, but this group failed to deliver any activities over a year period, and more recently to a variety of local community based organisations for delivery of activities, but both have proved to be unsuccessful.

Background Papers: None.

Unpublished background papers: highbury vale plan.pdf, EPC HVCC May 2019.pdf

Published Works: None.

Affected Wards: Basford

Colleague / Councillor Interests: None.

Any Information Exempt from publication: Yes

Exempt Information:
Description of what is exempt: Property valuation information.

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 the property is due to be sold and if at auction, disclosing this information could compromise the sale price.

Documents exempt from publication:

Briefing note Highbury Vale.docx

Consultations:

Date: 19/02/2020

Ward Councillors: Linda Woodings

Alternative Community Provision is being offered within walking distance to the Highbury Vale Community Centre for local community group hire.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The Highbury Vale Community Centre has been the victim of anti social behavior and needed remedial building repairs to keep it operational. Leaving the building vacant gives potential for vandalism. The Community Centre is adjacent to a childrens park. Potential vandalism could cause a harmful environment for young children if the building remains vacant.

Equality:

Please login to the system to view the EIA document: EIA HVCCv3.docx

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

02/07/2021

Advice Sought:

Legal, Finance, Equality and Diversity, Property

Legal Advice:

Provided that all relevant consultations and enquiries have taken place, and the officers leading on the proposed disposal are satisfied with the outcome of those consultations and enquiries and that the property may be declared surplus and disposed of, the proposed disposal itself should not raise any significant legal issues of concern. The disposal would be subject to normal property legal due diligence and the drafting, agreement and completion of formal contract documentation between the relevant parties and their legal advisors.

Advice provided by Mick Suggett (Team leader: Conveyancing) on 04/05/2021.

Finance Advice:

This decision is looking to declare the Highbury Vale Community Centre surplus to operational requirements and to make the premises available to sell.

The 2021/22 Budget Consultation report considered by Executive Board on 19/01/2021 includes a revenue cost reduction following the transfer / disposal of 3 Community Centres. This decision covers the disposal of 1 of the 3 Community Centres, which will contribute towards the Medium Term Financial Plan saving of £60k in 2021/22, increasing by £22k to £82k in 2022/23. Delay in disposing of these community centres would lead to an overspend position due to having to meet unbudgeted running costs of the buildings. These maintenance/cleaning costs going forward could be exacerbated due to anti-social behaviour and possible vandalism with the building being predominantly unused.

Any capital receipt realised from the site will be used to offset the current pressures in the general fund capital programme.

Advice provided by Susan Turner (Senior Commercial Business Partner) on 16/02/2021.

Equality and Diversity Advice:

Comments have been provided via feedback on EIA that was submitted. Final EIA still needs to be signed off and send to Equalities@nottinghamcity.gov.uk for approval.

Advice provided by Nasreen Miah (Equality & employability consultant) on 25/03/2021.

Property Advice:

Property support the decision to dispose of this vacant community centre as it is no longer required for operational purposes and no alternative use has been identified for the Property. This will form part of the ARP with the method of disposal to maximise value left to the Head of Property.

Advice provided by Christine Read (Property Business Partner) on 12/05/2021.

Signatures

Neghat Khan (PH Neighbourhoods, Safety and Inclusion)

SIGNED and Dated: 24/06/2021

Andrew Errington (Director of Community Protection)

SIGNED and Dated: 21/06/2021