

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4263
Author:	Jeremy Bryce
Department:	Growth and City Development
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Sale of 60 Sneinton Hollows, Sneinton Nottingham NG2 4AA
Total Value:	see exempt appendix (Type: Capital)
Decision Being Taken:	<p>To declare 60 Sneinton Hollows, Nottingham NG2 4AA surplus to the Trading Account and make the freehold available for disposal in the open market, and to note no alternative operational, regeneration, community or other requirements have been identified.</p> <p>To agree the method of sale by way of public auction including the setting of a guide price and final reserve for the freehold of the premises, as set out in the exempt appendix.</p> <p>The receipt will be held as a Corporate Capital Receipt and used in accordance with the Capital Strategy.</p>
Reasons for the Decision(s)	The premises are soon to become void after the occupying community group tenant were offered alternative accommodation in a more fit for purpose building. Vacant possession is expected to be by the end of July 2021. The report provides the necessary approval to immediately take the premises to the open market by way of public auction at the next available date. This will save void holding costs like utility bills, business rates and the security of a vacant vulnerable building. Although currently occupied as offices the building is a former corner shop with 2 storey maisonette above. Residential assets are not appropriate to hold within the Commercial and Industrial Investment Portfolio.
Briefing notes documents:	60 Sneinton Hollows.pdf

Other Options Considered:

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/repair would need to be considered if the property were to be kept as an investment by the Trading Account. To just relet "as is" would be impossible as immediate repairs to meet EPC legislation enacted in April 2018 will be required to bring the whole building up to a lettable standard. Indeed the Trading Account has already carried out a condition survey in 2019 which indicates that comprehensive modernisation is required to comply with EPC, Health & 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.

The most appropriate onward use would be residential conversion. The Head of Regeneration and Housing has been consulted and has indicated that there is no regen interest in the property from NCH or Blueprint.

Background Papers:

None

Published Works:

Communities are currently authoring a report which supports the relocation of the current tenant to another more fit for purpose building.

Affected Wards:

Dales

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The property valuation and estimated reserve price for public auction.

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 estimated sale prices for property which, if disclosed, will prejudice the Councils position in negotiations relating to the proposed sale.

Documents exempt from publication:

Exempt Appendix to 60 Sneinton Hollows.doc, Exempt Finance Comments - 60 Sneinton Hollows.docx

Consultations:

Date: 08/06/2021

Ward Councillors: Gul Khan, David Mellen, Neghat Khan

Ward Cllrs consulted 8 June 2021

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

n/a

Equality:

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

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

09/07/2021

Advice Sought:

Legal, Finance, Property

Legal Advice:

From the discussions with the author of the report and Exempt Information there are no significant concerns with the proposed auction sale. It will be subject to the normal due diligence and completion of legal documentation between the parties. Advice provided by Joanne Backhouse (Senior Solicitor in Conveyancing Legal team) on 10/06/2021.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix Advice provided by Sohaib Chaudhry (Senior Commercial Business Partner) on 09/06/2021.

Property Advice:

The property is to become vacant and as there is no requirement for the property to be used by any other department the decision to sell it is supported. Vacant property incurs holding costs and these will be avoided if the property is sold. In addition the sale will generate a capital receipt. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 08/06/2021.

Signatures

David Mellen (Leader/ PH Strategic Regeneration Communications)
SIGNED and Dated: 02/07/2021
Michael Wayne Bexton (Interim CD for Growth & City Development)
SIGNED and Dated: 02/07/2021