

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4345
Author:	Aamer Iqbal
Department:	People
Contact:	Aamer Iqbal (Job Title: Early Help Estates Manager, Email: aamer.iqbal@nottinghamcity.gov.uk, Phone: 0115 8764786)
Subject:	Declare Surplus to Operational Requirements, Aspley Youth Centre, Melbourne Road, Nottingham, NG8 5HL
Total Value:	See Exempt Appendix (Type: Capital)
Decision Being Taken:	<p>1) To declare Aspley Youth Centre surplus to operational requirements, thus making it available to the Director for Economic Development and Property for disposal.</p> <p>2) To delegate authority to the Corporate Director of Growth and City Development, in agreement with the Director for Economic Development and Property to:</p> <p>a) agree the marketing strategy and most appropriate method of sale;</p> <p>b) authorise any expenditure with a view to maximising the capital receipt;</p> <p>c) agree the final sale terms, including sale price. Any receipt will be held as a Corporate Capital Receipt and used in accordance with the Capital Strategy.</p>
Reasons for the Decision(s)	<p>The original lease to the YMCA at peppercorn expired on 31st March 2021 and notice was served in order to re-negotiate terms to bring to market value or a possible sale to the organisation. A new lease could not be agreed.</p> <p>Nottingham City Council's (NCC) Children's Services Play and Youth delivered, from the building, for one session per week, for which they paid £8,000 per annum to the YMCA, but will now relocate this provision elsewhere in the area. A lease of 6 months has been agreed to allow for both YMCA and NCC Play & Youth to relocate their provision. The Play and Youth service does not require this site for delivery and do not have the budget available to run the site and therefore wish to declare it surplus to operational requirements.</p>
Other Options Considered:	As set out in the Exempt Appendix.

Background Papers:

None

Published Works:

None

Affected Wards:

Aspley

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Estimation of the value of the building and other options considered, which includes financial 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 disclosure of financial information could prejudice the Council's negotiating position in the proposed sale of Aspley Youth Centre.

Documents exempt from publication:

PHD exempt appendix Aspley Youth Centre.doc, Exempt Aspley Youth Centre Property advice 070521.docx

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The building may become vulnerable to crime or antisocial behaviour if left unoccupied for any significant period of time. We will take up the option of having the site monitored by Nottingham Control Centre (Wodlands), should the need arise.

Equality: EIA not required. Reasons: No EIA required from NCC as any provision will be maintained at a suitable and convenient venue within the local catchment.

Relates to Council Property Assets: Yes

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 25/08/2021

Advice Sought: Legal, Finance, Property

Legal Advice:
From the information provided, and following discussion with Property colleagues, it is understood that there should be no substantive legal issues of concern in the proposed decision. Legal Services have been informed that relevant colleagues and departments within the Council have been consulted regarding the proposed decision. Any proposed conveyancing or land transaction undertaken by the Council should be subject to normal property legal due diligence as well as the drafting, negotiation and completion of formal legal documentation.

Advice provided by Mick Suggett (Team Leader - Conveyancing) on 08/07/2021.

Finance Advice:
As this decision does not amended the capital programme it does not require endorsement from the Capital Board. The net capital receipt from the site is to be treated as a corporate receipt and used in accordance with the Capital Strategy.

Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 29/07/2021.

Property Advice:
This advice is exempt from publication and is contained within an Exempt Appendix.

Advice provided by Deborah Millar (Property Business Partner) on 22/06/2021.

Signatures
Cheryl Barnard (Portfolio Holder- Children and Young People)
SIGNED and Dated: 17/08/2021
Catherine Underwood (Corporate Director for People)
SIGNED and Dated: 13/08/2021