

Nottingham City Council Delegated Decision



Nottingham
City Council

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| Reference Number: | 4478 |
| Author: | Paul Henderson James |
| Department: | Growth and City Development |
| Contact: | Paul Henderson James (Job Title: Disposals Surveyor, Email: paul.james@nottinghamcity.gov.uk, Phone: 07929 726445) |
| Subject: | Sale of Ayr Street Workshops , Units 1- 12 , 15 Ayr Street , Nottingham , NG7 4FX. |
| Total Value: | See Exempt Appendix. (Type: Capital and Revenue) |
| Decision Being Taken: | <p>1. To declare the premises known as "Ayr Street Workshops" Units 1-12, 15, Ayr Street, Nottingham , NG7 4FX surplus to the Trading Account and make the freehold available for disposal. No alternative operational, regeneration, community or other requirements have been identified (Officer Operational Decision).</p> <p>2. To grant delegated authority to the Director of Economic Development and Property to agree the method , disposal price and terms for the sale of the freehold interest in this property as set out in the exempt appendix. The receipt will be held as a corporate capital receipt and used in accordance with the Capital strategy. (Portfolio Holder Decision).</p> |
| Reasons for the Decision(s) | <p>1. The Council has been approached by an occupant of the premises who has made an offer to purchase the property.</p> <p>2. It would be reasonable to progress the offer and agree terms with the prospective purchaser. An internal valuation supports the level of offer being made.</p> <p>3.This disposal supports the Council's Recovery and Improvement Plan 2021-2024, and provides a Capital receipt.</p> |
| Other Options Considered: | <p>1. Do Nothing - This is not a viable option as the property is in a poor condition and requires significant capital investment to address outstanding repairs required.2. Invest in the property , to upgrade and implement repairs required - This is not considered viable, as the property is dated and the comprehensive programme of modernisation required to upgrade and repair the premises make this an uneconomical use of resources for the council.</p> |

Background Papers:

Unpublished background papers:

Ayr Street Workshops Plan 09-11-21.pdf

Published Works:

Affected Wards:

Hyson Green and Arboretum

Colleague / Councillor Interests:

Not aware of any interests.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The document known as, " Exempt Appendix" , contains details of the Valuation information and expected capital receipt.

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 contains information regarding valuation and expected capital receipt.

Documents exempt from publication:

Exempt Appendix to Ayr Street Workshops , 15 Ayr Street, Nottingham, NG7 4FX..doc, Exempt financial comments Ayr Street.docx

Consultations:

Date: 04/11/2021
Ward Councillors: Merlita Bryan, Azad Choudhry, Jawaid Khalil
All ward Councillors advised of intention to dispose of the premises in e-mail of 4th November 2021. No observations received to proposal to date.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime and disorder implications arising from the disposal.

Equality:

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

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

29/12/2021

Advice Sought:

Legal, Finance, Property

Legal Advice:

From the information provided in the report, the proposed transaction does not appear to raise any substantive legal issues of concern. The sale will be subject to normal property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Fezil Veli (solicitor) on 25/11/2021.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix Advice provided by Susan Tytherleigh (Senior Finance Manager) & Tom Straw (Senior Accountant - Capital Programmes) on 15/11/2021.

Property Advice:

This property has been identified for sale as part of the Asset Rationalisation Process. Heads of Terms for a sale have been agreed and disposal is recommended. Advice provided by Beverley Gouveia (Disposals and Development Manager) on 22/11/2021.

Signatures

David Mellen (Leader/ PH Strategic Regeneration Communications)

SIGNED and Dated: 20/12/2021

Sajeeda Rose (Corporate Director of Growth & City Development)

SIGNED and Dated: 16/12/2021