

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	4554
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 Ortzen Court, Ortzen Street, Nottingham, NG7 4BF
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none"><li>1. To declare Units 1 &amp; 2 Ortzen Court, Ortzen Street, Nottingham, NG7 4BF, surplus to the Trading Account and make the freehold available for disposal. Noting no alternative operational, regeneration, community or other requirements have been identified.</li><li>2. To agree the proposed method and terms of the sale as set out in the exempt appendix.</li><li>3. To delegate approval of any additional terms/licenses/agreements required to facilitate the sale to the Director of Economic Development and Property.</li><li>4. To agree the income received will be held as a Corporate Capital Receipt and used in accordance with the Capital Strategy (required wording as requested by Clive Heaphy).</li></ol>
Reasons for the Decision(s)	The asset forms part of the Trading Account and is currently let. The Council has been approached by the adjoining land owner to acquire this property in order to assemble a larger site for redevelopment. Releasing this site for sale has been supported by the Asset Review Board and supports the Councils disposals programme, adopted by the Forward For Nottingham Plan 2021 -2024.
Briefing notes documents:	ORTZEN COURT, ORTZEN STREET.pdf
Other Options Considered:	Not to sell the land: this option has been rejected as an offer and suitable terms have been agreed with the proposed purchaser, and given the level of offer there is no commercial reason to retain a low-income investment of this nature.
Background Papers:	Asset Review Programme pro forma signed 23.11.2021

**Published Works:** **None**

**Affected Wards:** **Hyson Green and Arboretum**

**Colleague / Councillor Interests:** **None**

**Any Information Exempt from publication:** **Yes**

**Exempt Information:**

**Description of what is exempt:**  
**An exempt appendix which contains valuation information, the agreed sale price, and overage details.**  
**The Asset Review pro forma which contains valuation information and proposed sale price.**

**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 commercially sensitive information including the sale price for property and overage details, the disclosure of which may prejudice the councils position in future negotiations/sales of similar assets.**

**Documents exempt from publication:** **Exempt Appendix Ortzen Court.docx, Units 1 & 2 Ortzen Court signed Asset Review.pdf, Exempt Appendix Ortzen Court.doc**

**Consultations:**  
**Date: 10/12/2021**  
**Ward Councillors: Merlita Bryan, Azad Choudhry, Jawaid Khalil**  
**consulted 16 December 2021 Cllr Bryan responded on 16/12/2021 "while I have no objection to the land being sold, I do have concerns about what development will be undertaken. As you're aware we are suffering with an overwhelming amount of purpose built student accommodation in the ward and would be very reluctant to see such development again. It would be good to see more family dwelling being built in order to rebuild a more sustainable and economic community. So could this be part of the negotiations and condition of sale, in respect of the strong feelings that the residents of this ward has voiced against in previous development application."**

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

None arising from the decision to be taken.

Equality:

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

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

18/03/2022

Advice Sought:

Legal, Finance, Property

Legal Advice:

From the information provided by the author of the report and the exempt information there are no significant concerns with the proposed sale subject to two leases It will be subject to the normal due diligence, negotiation and agreement of formal contract and transfer documentation.  
  
Advice provided by Joanne Backhouse (Senior Solicitor within Legal Conveyancing team) on 20/12/2021.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix.  
  
Advice provided by Susan Tytherleigh (Senior Finance Manager) on 19/01/2022.

Property Advice:

The disposal of this asset is supported by Property Services and raises no significant concerns. The proposed disposal has been present to the Corporate Asset Management Group and Asset Rationalisation Board and has been supported at both. The sale will be progressed by the Council's in house Property and Legal Services Teams.  
  
Advice provided by Beverley Gouveia (Disposals and Development Manager) on 03/03/2022.

Signatures

David Mellen (Leader/ PH Strategic Regeneration Communications)  
SIGNED and Dated: 10/03/2022  
Sajeeda Rose (Corporate Director of Growth & City Development)  
SIGNED and Dated: 07/03/2022