

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4560
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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 81-85 Upper Parliament Street, Nottingham, NG1 6LD
Total Value:	Exempt (Type: Capital and Revenue)
Decision Being Taken:	<p>1. To declare the premises known as 81-85 Upper Parliament Street, Nottingham , NG1 6LD 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). 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).3.To grant delegated authority to the Director of Economic Development and Property to enter into any licence, deed or agreement necessary to facilitate the disposal.</p>
Reasons for the Decision(s)	<p>1. In response to the Council's Recovery and Improvement Plan 2021-2024,the Council has commenced a review of premises within the Property Trading Account which could be considered for disposal.2. The property has been reviewed in accordance with the provisions of the , "Asset Rationalisation Programme", and informally approved by the, "Asset Review Board" as being suitable for disposal. 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 was rejected as the property is in a poor condition and requires significant capital investment to address outstanding repairs required.2. Adopt a pro-active Asset Management approach to maximise the potential of the asset. This was rejected as it is unlikely to be an effective and efficient use of resources.</p>
Background Papers:	Exempt Appendix .

Published Works:

Affected Wards:

Castle

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The document known as, " Exempt Appendix" , contains commercially sensitive information and details of 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 commercially sensitive information regarding valuation and expected capital receipt.

Documents exempt from publication:

Exempt Appendix to 81-85 Upper Parliament Street Nottingham NG1 6DL.pdf, Exempt Appendix to 81-85 Upper Parliament Street Nottingham NG1 6DL.doc

Consultations:

Date: 29/12/2021

Ward Councillors: Sam Webster, Angharad Roberts

All ward Councillors advised of intention to dispose of the premises in e-mail of 29th December 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: The 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: 23/03/2022

Advice Sought: Legal, Finance, Property

Legal Advice: From the information provided in the report and the exempt appendix the proposed transaction does not appear to raise any significant issues of concern. The transaction will be subject to the usual legal due diligence, drafting, negotiation and agreement of formal legal documentation. Advice provided by Christina Price (Chartered Legal Executive) on 09/02/2022.

Finance Advice: This advice is exempt from publication and is contained within an exempt appendix Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 14/02/2022.

Property Advice: The recommendation to dispose of the property has been made following a review by the Council's disposals team and the decision raises no significant concerns. The findings of the review have been presented to the Corporate Asset Management Group and Asset Rationalisation Board with informal approval to proceed from both groups. The disposal process will be governed by the Council's adopted Disposals Policy. Advice provided by Beverley Gouveia (Team Leader: Disposals and Development) on 09/02/2022.

Signatures
David Mellen (Leader/ PH Strategic Regeneration Communications)
SIGNED and Dated: 14/03/2022
Sajeeda Rose (Corporate Director of Growth & City Development)
SIGNED and Dated: 14/03/2022