

## Operational Decision Record

Publication Date 11/08/22	Decision Reference Number 4692
<b>Decision Title</b>	
Demolition of Innovation House	
<b>Decision Value</b>	
£100,000	
<b>Revenue or Capital Spend?</b>	
Capital	
<b>Department</b>	
Growth and City Development	
<b>Contact Officer (Name, job title, and contact details)</b>	
Dawn Alvey Senior Regeneration officer dawn.alvey@nottinghamcity.gov.uk	
<b>Decision Taken</b>	
Approval to accept tenders, appoint contractors and incur expenditure on the demolition of Innovation House up to £100,000, to be funded by the Brownfield Land Release Fund.	
<b>Reasons for Decision and Background Information</b>	
<p>Innovation House is a two storey building with parking, located on the South side of Daleside Road, close to its junction with Moreland Street. Nottingham City Council owns the freehold of the site. The property has been vacant for two years and is in need of substantial repair and is included on the Council's disposal list.</p> <p>In October 2021, Capital Board considered and supported the acceptance of £100,000 of Brownfield Land Release Funding (BLRF) which provides an opportunity to address the holding costs of the site by funding site clearance and demolition. Preparing the site for development would provide a very clear and visible message of the Council's commitment to facilitate further regeneration in the Waterside and increase investor confidence and maximise the value of the site but using grant funding for site clearance.</p>	
<b>Other Options Considered and why these were rejected</b>	
Retention of building. Rejected as Property colleagues confirm that costs to repair the property to a lettable conditions are prohibitive and no budget is available.	

Sale of site in existing condition. Rejected as this would not maximise the value of the site and would result in the loss of Brownfield Land Release Funding.

### **Reasons why this decision is classified as operational**

The cost of the project is below £150,000 and falls within existing policy and budget.

### **Additional Information**

Proposals to demolish Innovation House and accept Brownfield Land Release Funding have been considered and supported by Capital Board and the scheme has been included in the Capital Programme (October 2021).

Ward Councillors Gul Khan, Neghat Khan and David Mellen were briefed on the scheme prior to Capital Board.

Following Capital Board, delegated Decision Ref 4441 approved acceptance of grant funding and delegated authority to the Corporate Director of Growth and City Development to procure surveys and to seek quotes and to instruct contractors for demolition works.

Pre demolition surveys (asbestos and ecological surveys) have been undertaken and confirmation that planning permission/Prior Approval for demolition is not required has been received.

#### **Property**

Property intended to demolish using internal funds to save on revenue costs (namely void business rates). However, the Brownfield Funding is now being used to finance the demolition which creates a saving to the Trading Account. Property therefore support the decision being taken.

Jeremy Bryce Estates Surveyor 7<sup>th</sup> July 2022

#### **Legal**

It understood from property colleagues that the Property is owned by the Council, was declared surplus under an earlier DDM and is permitted to be demolished. On the basis that a quotation process will be undertaken to identify the chosen contractor, the proposals raise no legal issues and are supported. Appropriate contractual documentation will need to be established with the chosen contractor.

Dionne Sreaton, Senior Solicitor, Contracts and Commercial, 19<sup>th</sup> July 2022

#### **Finance**

The innovation site project has obtained all of the necessary approvals and the project is included within the Capital Programme. The grant to fund the expenditure identified within this decision has been secured.

The project manager is required to ensure the expenditure meets the conditions as set out in the grant agreement to reduce the risk of grant clawback and to ensure the project is delivered within budget.

Tom Straw – Senior Accountant (Capital Programmes) 15<sup>th</sup> July 2022

#### **Procurement**

The Procurement Team are working with Building Services to seek three written quotes for the work in accordance with Contract Procedure Rules.  
Advice provided by Jonathan Whitmarsh, Lead Procurement Officer, 1<sup>st</sup> July 2022.

**Decision Maker (Name and Job Title)**

Sajeeda Rose  
Corporate Director Growth and City Development



**Scheme of Delegation Reference Number**

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**Date Decision Taken**

10/08/22