

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

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| <b>Reference Number:</b>           | 4712   |
| <b>Author:</b>                     | Jennifer Hardy   |
| <b>Department:</b>                 | People   |
| <b>Contact:</b>                    | Jennifer Hardy<br>(Job Title: Project Manager, Email: jennifer.hardy@nottinghamcity.gov.uk, Phone: 01158765629)  |
| <b>Subject:</b>                    | Request to declare the former Thorneywood Education Centre building surplus to operational requirement   |
| <b>Total Value:</b>                | Saving of approximately £15,000 per year (Type: Revenue)   |
| <b>Decision Being Taken:</b>       | To declare the former thorneywood education building surplus to operational requirements and make the premises available to the Director of Economic Development & Property to determine the most suitable option for the site. This is subject to approval from the Secretary of State. An application is being written to seek this approval.  |
| <b>Reasons for the Decision(s)</b> | Following the relocation of Nottingham City's Hospital Home Education Learning Centre's education services to Sherwood Children's Centre in February 2019, the building has since been vacant and surplus to operational requirements. Further options were considered including rental of the building to alternative providers and services. The decision not to hold the building in reserve for possible future educational purposes was made due to the high costs of reinstating services. It is no longer financially viable to hold on to a building where there are no direct educational requirements to do so. There is no budget attached to the site and holding charges are being covered from High Needs DSG. |
| <b>Briefing notes documents:</b>   | Thorneywood Education Base Site.docx   |
| <b>Other Options Considered:</b>   | Option 1: to retain the building whilst undertaking options appraisals for the possible re-use as an education facility on a rental basis for an alternative education provider. This is not a viable option due to the high costs of reinstating services. Option 2: to retain the building within the education portfolio as a vacant, un-useable building. This is not a long term viable option as there is an annual cost to the education services high level needs DSG budget of approximately £15k to ensure that the building is secure.  |

**Background Papers:** **None**

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

**Affected Wards:** **St Ann's**

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

**Consultations:** **Those not consulted are not directly affected by the decision.**

**Crime and Disorder Implications:** **None**

**Equality:** **EIA not required. Reasons: EIA not required because this is not a new or changing policy.**

**Relates to Council Property Assets:** **Yes**

**Relates to Building Services:** **Yes**

**Decision Type:** **Portfolio Holder**

**Subject to Call In:** **Yes**

**Call In Expiry date:** **14/09/2022**

**Advice Sought:** **Legal, Finance, Property, Building Services**

**Legal Advice:** Having discussed with the officer involved, I understand that Secretary of State approval is required and is currently being obtained and all other relevant consultations that are required for this site have been performed. On this basis provided the Council comply with their statutory duty regarding best consideration the proposed transaction does not raise any substantive legal property issues and is supported. 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 01/09/2022. Advice provided by Fezil Veli (solicitor) on 01/09/2022.

**Finance Advice:** This decision seeks to declare the former Thorneywood Education Centre building surplus to requirements. The site is not in current use by Education Services, but does incur annual costs of approximately £15,000 in maintaining the security of the site. The designation of surplus to requirements would stop this ongoing cost being incurred in Education Services.

It should be noted that working closely with Property Services, and any future disposal should ensure that value for money is achieved and any costs are mitigated in the disposal as best as possible.

Advice provided by Clare Rickett (Senior Commercial Business Partner) on 02/09/2022 Advice provided by Clare Rickett (Senior Commercial Business Partner) on 02/09/2022.

**Property Advice:** This decision does not raise any significant issues with Property Services. Property Services are aware of this property and the need for it to be declared surplus. Property Services will work with the service area to secure Secretary of State approval. Once obtained any disposal will be in accordance with the Council's adopted Disposals Policy. Advice provided by Beverley Gouveia (Disposals & Development Manager) on 24/08/2022. Advice provided by Beverley Gouveia (Estates Surveyor) on 24/08/2022.

**Building Services Advice:** This decision does not raise any significant issues with Building Services Advice provided by Trevor Bone (Property Maintenance Manager) on 30/08/2022.

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| <b>Signatures</b> | <b>Cheryl Barnard (Portfolio Holder- Children, Young People, Schools)</b> |
|                   | <b>SIGNED and Dated: 05/09/2022</b>                                       |
|                   | <b>Catherine Underwood (Corporate Director for People)</b>                |
|                   | <b>SIGNED and Dated: 23/08/2022</b>                                       |