

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4771
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 0.36 acres of land at Wollaton Vale, Nottingham , NG8 2GR.
Total Value:	Exempt (Type: Capital and Revenue)
Decision Being Taken:	<p>1).To declare the premises known as 0.36 acres of land at Wollaton Vale, Nottingham, NG8 2GR 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).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.4). To delegate approval to the Director of Economic Development and Property to appoint via a procurement compliant process and pay appropriate fees associated with any external resource required to dispose of the subject property to achieve best consideration and comply with the Council's adopted disposals policy.</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 Rationalisation 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 option was rejected as the asset is isolated from any immediate Council ownerships, and there is no strategic reason for its retention.</p> <p>2) Adopt a pro-active asset management approach to maximise the potential of the asset. This option was rejected as it is unlikely to be an effective and efficient use of resources. This disposal supports the Council's Recovery and Improvement Plan 2021-2024 and provides a capital receipt.</p>

Background Papers:

None.

Published Works:

None.

Affected Wards:

Wollaton West

Colleague / Councillor Interests:

None.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The exempt appendix includes details of valuation information and he 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, which if made public could harm the Council's negotiating position.

Documents exempt from publication:

Exempt Appendix 0.36 acres of land at Wollaton Vale Nottingham NG8 2GR + Finance comments.doc

Consultations:

Date: 11/07/2022

Ward Councillors: Steve Battlemuch, Cate Woodward, Zafran Khan

Ward Councillors have been advised of the intention to dispose of premises by e-mail on 11th July 2022. Councillor Battlemuch sought confirmation on transaction basis - i.e. Capital receipt offsetting rental income , and enquired whether current Tenant may decide to purchase. Paul James provided e-mail response on 12th July 2022..

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 proposals for changing policies, services or functions.

Social Value Considerations:

At this stage we are considering the use of external commercial surveying resources to supplement existing in-house resources. Any decision to utilise consultants will be based upon workload capacity demands of existing in-house resources and undertaken in consultation with Procurement team representatives to ensure any external services are procured in a compliant manner.

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

23/11/2022

Advice Sought:

Legal, Finance, Procurement, 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 03/10/2022.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix

Advice provided by Sarah Baker (Senior Commercial Business Partner - Property) on 31/10/2022.

Procurement Advice:

Of the 'Decisions to be taken', only item (4) has any direct procurement implications. Any external appointments made must be compliant with Contract Procedure Rules and the Public Contracts Regulations 2015, and the Procurement Team should be consulted to ensure this is done correctly.

Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 24/10/2022.

Property Advice:

This decision does not raise any concerns from a Property Services perspective. The asset has been reviewed in line with the Council's adopted Disposals Policy and approved by the Asset Rationalisation Board. The property will be sold via the most appropriate method to ensure best consideration requirements are satisfied.

Advice provided by Beverley Gouveia (Disposals & Development Manager) on 12/10/2022.

Signatures

David Mellen (Leader/ PH Strategic Regeneration Communications)

SIGNED and Dated: 16/11/2022

Sajeeda Rose (Corporate Director of Growth & City Development)

SIGNED and Dated: 10/11/2022