

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4830
<b>Author:</b>	Christopher Cocks
<b>Department:</b>	Growth and City Development
<b>Contact:</b>	Christopher Cocks (Job Title: Disposals Surveyor, Email: christopher.cocks@nottinghamcity.gov.uk, Phone: 07903 822575)
<b>Subject:</b>	Sale of 8-10 Strelley Road, Aspley, Nottingham, NG8 3AP
<b>Total Value:</b>	Exempt (Type: Capital and Revenue)
<b>Decision Being Taken:</b>	<p>1. To declare the premises known as 8-10 Strelley Road, Aspley, Nottingham, NG8 3AP, surplus to the Trading Account and to 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 approve the method, disposal price and terms of 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 delegate authority to the Director of Economic Development and Property to appoint, via a procurement compliant procedure, 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>
<b>Reasons for the Decision(s)</b>	<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 and informally approved by the "Assets 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>
<b>Other Options Considered:</b>	<p>1. Do nothing - this is not a viable option as the property could become management intensive and therefore this option has been rejected.2. Adopt a pro-active asset management approach to maximise the potential of the asset - this is unlikely to be effective and efficient use of resources.</p>
<b>Background Papers:</b>	None

<b>Published Works:</b>	None
<b>Affected Wards:</b>	Aspley
<b>Colleague / Councillor Interests:</b>	None
<b>Any Information Exempt from publication:</b>	Yes
<b>Exempt Information:</b>	
<b>Description of what is exempt:</b>	<p>Details of valuation information and the expected capital receipt.</p> <p>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</p>
<b>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>	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 that could prejudice the Council's position in negotiations relating to the proposed sale.
<b>Documents exempt from publication:</b>	Exempt Appendix 8-10 Strelley Road Aspley Nottingham NG8 3AP + Finance Comments.doc
<b>Consultations:</b>	<p>Date: 14/12/2022</p> <p>Ward Councillors: <u>Graham Chapman, Carole Mcculloch, Patience Ifediora</u></p> <p>Ward Councillors have been advised of the intentions to dispose of premises by email on 14.12.22. At the time of preparing this report no observations have been received on the proposed disposal.</p> <p>Those not consulted are not directly affected by the decision.</p>
<b>Crime and Disorder Implications:</b>	There are no Crime and Disorder implications arising from the disposal.

<b>Equality:</b>	<b>EIA not required. Reasons: The decision does not relate to new or changing policies, services or functions.</b>
<b>Social Value Considerations:</b>	<b>No implications arising.</b>
<b>Relates to Council Property Assets:</b>	<b>Yes</b>
<b>Decision Type:</b>	<b>Portfolio Holder</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>01/02/2023</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Procurement, Property</b>
<b>Legal Advice:</b>	<p><b>From the information provided and following discussion with colleagues in the Property Department, the proposed decision does not appear to raise any substantive legal issues of concern. The method of sale will be determined by the Council's relevant Director and we would recommend that any commercial terms once settled should be discussed with Legal Services in the event that any documentation is required at that stage. Any disposal in due course would be subject to normal Council legal property due diligence and the drafting, negotiation and completion of formal contract documentation between the parties.</b></p> <p><b>Advice provided by Mick Suggett (Team leader: Conveyancing) on 13/01/2023.</b></p>
<b>Finance Advice:</b>	<p><b>This advice is exempt from publication and is contained within an exempt appendix</b></p> <p><b>Advice provided by Sarah Baker (Senior Commercial Business Partner - Property) on 18/01/2023.</b></p>
<b>Procurement Advice:</b>	<p><b>Of the 'Decisions to be taken', only item (3) 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.</b></p> <p><b>Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 10/01/2023.</b></p>

**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 the 11/01/2023.**

**Signatures**

**David Mellen (Leader/ PH Strategic Regeneration Communications)**

**SIGNED and Dated: 25/01/2023**

**Sajeeda Rose (Corporate Director of Growth & City Development)**

**SIGNED and Dated: 24/01/2023**