

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	4832
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 York House, 15-17 King Street, Nottingham, NG1 2AY
Total Value:	See Exempt Appendix attached. (Type: Capital and Revenue)
Decision Being Taken:	1). To declare the premise known as 15-17 King Street, Nottingham, NG1 2AY surplus to the Trading Account and make the freehold available for disposal. No alternative operational, community or other requirements have been identified (Officer Operational Decision).2). To delegate 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 delegate 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.
Reasons for the Decision(s)	1) In response to the Council's Together for Nottingham Recovery and Improvement Plan Refresh 2022, 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 endorsed by the "Asset Rationalisation Board" as being suitable for disposal.3). This disposal supports the Council's Together for Nottingham Recovery and Improvement Plan Refresh 2022 and provides a capital receipt.
Other Options Considered:	1. Do Nothing - This was rejected as the property requires significant capital investment to address outstanding repairs required, and to maximise its potential..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.

Background Papers:	None
Published Works:	None
Affected Wards:	Aspley, Castle
Colleague / Councillor Interests:	None so far as we are aware.
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	The exempt appendix contains details of valuation 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 which if disclosed could prejudice the Council's position in negotiations relating to the proposed sale.
Documents exempt from publication:	Exempt Appendix to 15-17 King Street Nottingham NG1 2AY and finance comments.doc
Consultations:	Date: 11/11/2022
	Ward Councillors: Sam Webster, Angharad Roberts
	All Ward Councillors advised of intention to dispose of the premises in e-mail of 22nd November 2022. Cllr Roberts requested clarity on consultation/ notification to Ward members of impending sale and names of occupants - PJ responded in e-mail on 29th November 2022.

Those not consulted are not directly affected by the decision.

Crime and Disorder  
Implications:

There are no crime and disorder implications arising from this 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:

02/02/2023

Advice Sought:

Legal, Finance, Procurement, Property

Legal Advice:

From the information provided in the report, the proposed decision does not appear to raise any significant legal issues of concern. The commercial terms for any sale and the method of disposal should be determined by the relevant Director following the taking of appropriate advice. The Council should undertake normal property legal due diligence before any sale is undertaken and any disposal should be subject to the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 19/01/2023.

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 20/01/2023.

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 endorsed 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 24/01/2023.

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 23/01/2023.

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