

Nottingham City Council Delegated Decision



Reference Number:	4835
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 Units 1-12, Vernon Place, Northern Court, Nottingham, NG6 0DE
Total Value:	See Exempt Appendix. (Type: Capital and Revenue)
Decision Being Taken:	<p>1). To declare the premises known as Units 1-12, Vernon Place, Nottingham , NG6 0DE 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 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 (Portfolio Holder Decision).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 authority 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 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.</p>
Other Options Considered:	<p>1) Do Nothing - This is not a viable option as the asset is circa 40 years old, and the Council is responsible for maintaining the external fabric and structure and is likely to require capital investment in the near future to preserve it in good condition.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.</p>

Background Papers:

None

Published Works:

None

Affected Wards:

Basford

Colleague / Councillor Interests:

Not aware of any interests.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The document known as, "Exempt Appendix" contains details of the 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 concerning property valuation and the expected capital receipt.

Documents exempt from publication:

Exempt Appendix - Vernon Place Northern Court Nottingham NG6 0BJ and Finance Comments.doc

Consultations:

Date: 22/11/2022

Ward Councillors: Linda Woodings, Nick Raine, Salma Mumtaz

All Ward Councillors advised of intention to dispose of the premises via e-mail of 22nd November 2022. PJ responded to Councillor Woodings on 22nd November in respect of question relating to proposed disposal.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime and order implications arising from the 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 transaction does not appear to raise any substantive legal 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 06/01/2023.

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 18/01/2023.

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 10/01/2023.

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 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 06/01/2023.

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