

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	4839
Author:	David Smith
Department:	Growth and City Development
Contact:	David Smith (Job Title: Disposals Surveyor, Email: david.smith@nottinghamcity.gov.uk, Phone: 0777 3131 575)
Subject:	Sale of Land at 306 Colwick Road, Colwick, Nottingham, NG2 4BD
Total Value:	Please see Exempt Appendix (Type: Capital and Revenue)
Decision Being Taken:	<p>1).To declare the premises known as 1,387 sq m (1,650 sq yds) of land at 306 Lower Colwick Road, Nottingham, NG2 4BD 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 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 informally 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:** 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.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 Together for Nottingham Recovery and Improvement Plan Refresh 2022, and provides a capital receipt.

**Background Papers:** None

**Published Works:** None

**Affected Wards:** Dales

**Colleague / Councillor Interests:** None declared after notifying by email on 18/11/2022

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** The exempt appendix includes details of valuation information, and the expected capital receipt. An appendix to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972

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 - 306-306a Colwick Low Road and finance comments (2).docx

<b>Consultations:</b>	<b>Date: 18/11/2022</b>
	<b>Ward Councillors: Gul Khan, David Mellen, Neghat Khan</b>
	<b>Councillors were emailed on 18th November 2022 and no comments have been received.</b>
	<b>Those not consulted are not directly affected by the decision.</b>
<b>Crime and Disorder Implications:</b>	<b>There are no crime and disorder implications arising from the disposal</b>
<b>Equality:</b>	<b>EIA not required. Reasons: The sale is of land which is exempt an EPC.</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>07/02/2023</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Procurement, Property</b>
<b>Legal Advice:</b>	<b>From the information provided the proposed decision does not appear to raise any substantive legal issues of concern. The proposed method of any disposal should be determined by the relevant Director taking appropriate advice. Any disposal should be subject to normal property legal due diligence in advance of sale, together with the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 13/01/2023.</b>
<b>Finance Advice:</b>	<b>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.</b>
<b>Procurement Advice:</b>	<b>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.</b>

**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 13/01/2023.**

**Signatures**

<b>David Mellen (Leader/ PH Strategic Regeneration Communications)</b>
<b>SIGNED and Dated: 31/01/2023</b>
<b>Sajeeda Rose (Corporate Director of Growth &amp; City Development)</b>
<b>SIGNED and Dated: 26/01/2023</b>