

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4845
Author:	Beverley Gouveia
Department:	Growth and City Development
Contact:	Beverley Gouveia (Job Title: Estates Surveyor, Email: beverley.gouveia@nottinghamcity.gov.uk, Phone: 01158762381)
Subject:	Sale of land to north of Prospect Place, Lenton, Nottingham, NG7 1RS
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	1).To declare the premises known as land to north of Prospect Place, Lenton, Nottingham, NG7 1RS 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 agree the sales terms as detailed in the Heads of Terms in the exempt appendix. 3). To delegate authority to the Director of Economic Development and Property to agree any additional sale terms required to complete the sale of the property. 4). To note that the receipt will be held as a corporate capital receipt and used in accordance with the Capital Strategy.5). To delegate authority to the Director of Economic Development and Property to enter into any licence, deed or agreement necessary to facilitate the disposal.
Reasons for the Decision(s)	The sale will generate a capital receipt for the Council and enable the development of family housing in the location. There is no operational or strategic requirement to retain the property and the loss of revenue is minimal.
Other Options Considered:	Not to sell the property - this option has been rejected as satisfactory terms have been agreed and the sale will facilitate the development of family housing.
Background Papers:	None
Published Works:	None

Affected Wards:	Lenton and Wollaton East
Colleague / Councillor Interests:	None that we are aware of.
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	The Exempt Appendix contains commercially sensitive information, details of valuation information and details of the 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 adversely affect the Council's position in negotiations.
Documents exempt from publication:	2022.09.16 Prospect Place HEADS OF TERMS v.01.docx, Exempt Appendix to land north of Prospect Place Lenton Nottingham (003).doc
Consultations:	Date: 02/11/2022
	Ward Councillors: David Trimble, Sally Longford, Pavlos Kotsonis
	Ward Councillors have been advised of the intention to dispose of premises by e-mail on 2nd November 2022. At the time of preparing this report, no observations have been received on the proposed disposal. Those not consulted are not directly affected by the decision.
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Crime and Disorder Implications:	There are no Crime and order implications arising from the disposal.

Equality:	EIA not required. Reasons: This 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:	13/02/2023
Advice Sought:	Legal, Finance, Property
Legal Advice:	From the information provided in the report and following discussion with Property colleagues, the proposed decision and transaction does not appear to raise any significant legal issues of concern. The sale will be subject to normal property legal due diligence in advance of sale, and commercial terms have been agreed. The sale will be subject to contract and the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 23/01/2023.
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 12/12/2022.
Property Advice:	Property Services have been successful in negotiating terms for the sale of its freehold interest in the subject site, to a special purchaser - sale to this developer ensures best consideration to the council, a timely sale (mitigates delays due to marketing) and enables comprehensive development of the site, which is considered most beneficial to the area.
Signatures	David Mellen (Leader/ PH Strategic Regeneration Communications)
	SIGNED and Dated: 03/02/2023
	Sajeeda Rose (Corporate Director of Growth & City Development)
	SIGNED and Dated: 31/01/2023