

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4852
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 The Navigation Inn Public House, 6 Wilford Street, Nottingham NG2 1AA
Total Value:	See Exempt Appendix (Type: Capital)
Decision Being Taken:	<p>1. To declare the premises of The Navigation Inn Public House, 6 Wilford Street, Nottingham, NG2 1AA 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 of disposal; the 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 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 & 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 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:	<p>1. Do Nothing - This is not a viable option as the property is management-intensive. 2. Adopt a pro-active Asset Management approach to maximise the potential of the asset - this is unlikely to be an effective and efficient use of resources.</p>
Background Papers:	None

Published Works: **None**

Affected Wards: **Radford**

Colleague / Councillor Interests: **None known after notifying by email on 17/11/2022**

Any Information Exempt from publication: **Yes**

Exempt Information:

Description of what is exempt: **The Exempt Appendix contains commercially sensitive information and details of valuation information and expected capital receipt. The 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 - The Navigation Inn Public House and finance comments (1).doc**

Consultations: **Date: 17/11/2022**
Ward Councillors: Hassan Ahmed, Anne Peach
The Councillors were emailed on 17th November 2022 and no comments have been received

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: **There are no crime and disorder implications arising from the disposal**

Equality:	EIA not required. Reasons: This decision does not include proposals 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:	14/02/2023
Advice Sought:	Legal, Finance, Procurement, Property
Legal Advice:	From the information provided the proposed decision does not appear to raise any substantial legal issues. The method of sale and any terms for disposal are to be determined by the relevant Director following appropriate advice. Legal Services would recommend their advice is taken once any commercial terms for sale are agreed and if any documentation is required at that stage. Otherwise, any disposal will be subject to normal Council property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 13/01/2023.
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 25/01/2023.
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 the 11/01/2023 on 13/01/2023.
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: 07/02/2023
	Sajeeda Rose (Corporate Director of Growth & City Development)
	SIGNED and Dated: 26/01/2023