

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	5178
Author:	David Smeeton
Department:	Growth and City Development
Contact:	David Smeeton (Job Title: Interim Disposals Surveyor, Email: david.smeeton@nottinghamcity.gov.uk, Phone: +447785253059)
Subject:	To request approval to dispose of the property known as Science Park Land off Fellows Way Nottingham NG7 2RU
Total Value:	See Exempt Appendices (Type: Nil)
Decision Being Taken:	To declare the land known as Science Park Land off Fellows Way Nottingham NG7 2RU surplus to the Trading Account and to 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 approve the method, disposal price and terms of 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 the Director of Economic Development and Property to appoint, via a procurement compliant procedure 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 strategy.
Reasons for the Decision(s)	1. In response to the Council's Improvement Plan 2024 the Council has commenced a review of the the premises within the Property Trading Account which could be considered for disposal. 2. The property has been reviewed and informally approved via an Asset Rationalisation Review as being suitable for disposal. This disposal supports the Council's Recovery and Improvement Plan refresh 2022 and provides a capital receipt.

Other Options Considered:

1. Do nothing: - a) Risk - this option has been rejected as retention of the asset presents financial risk to the Council in terms of capital expenditure and repairs, maintenance and compliance works. Retaining the asset would also forego potentially significant capital receipts. This is not a viable option as the property could become management intensive. b) Risk mitigations - Ensure a successful disposal is achieved. Ensure the asset approved for disposal is marketed effectively, at the earliest opportunity, to ensure sufficient exposure, generating a high level of awareness amongst potential purchasers. Adoption of an asset-specific marketing strategy to ensure the asset is targeted at specific segments to maximise the likelihood of a successful disposal. Use of the auction process provides increased certainty of securing a disposal within a defined timescale and on an unconditional basis. Allocate dedicated specialist resource with significant experience of commercial property disposal transactions. 2. Retain the property: - a) Risk - this option has been rejected as this is a poor quality asset requiring capital expenditure and is likely to underperform in the future. It is unlikely a pro-active asset management would materially enhance the asset and is unlikely to be an effective and efficient use of resources. b) Risk mitigations - successfully dispose of the property (see 1b above).

Background Papers:

Published Works:

Affected Wards:

Lenton and Wollaton East

Colleague / Councillor Interests:

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Details of valuation information and the expected capital receipt. Appendices to this decision are 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 sensitive information concerning property valuation and expected capital receipt.

Documents exempt from publication:

Exempt ARB - 12th Sept 23 - Devt site, Notts Science Park.docx, 2024.08.05 Exempt Appendix Site at George Green Way Nottingham Science Pk.doc

Consultations:

Date: 08/07/2024

Ward Councillors: Pavlos Kotsonis, Samina Riaz, Imran Jalil

Cllr Kotsonis responded regarding the very special bio-diversity of the Beeston Sidings that needs to be protected. He also pointed out that the University should be made aware of the site's availability which we will do during the marketing peiod.

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: EIA not required. Reasons - The decison does not include changing principles, services or functions.

Relates to Council Property Assets:

Yes

Relates to Building Services:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

07/10/2024

Advice Sought:

Legal, Finance, Procurement, Property, Building Services

Commissioner Comments:

The Commissioners are content with this decision

Legal Advice: From the information provided in the report and discussions with the property team the disposal does not appear to raise any substantive legal issues of concern and is supported. The disposal 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 16/08/2024.

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 21/08/2024
Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 23/08/2024

Procurement Advice: This decision raises no procurement concerns as the property will be auctioned off to the highest bidder via the contracted Auctioneer
Advice provided by Paul Ritchie (Procurement Manager) on 12/09/2024.

Property Advice: The property has been assessed by both Strategic Assets & Property and Finance and is recommended for disposal. Sale will be undertaken in line with the adopted Disposals Policy and any proposed refresh of the policy. An appropriate method of sale will be recommended to ensure best consideration is achieved and that the sale completes in a timely period. Any revenue pressure created will be offset using allocated funding. The Disposals Team will work with Legal Services to ensure the sale is progressed at pace.
Advice provided by Beverley Gouveia (Head of Property) on 13/08/2024.

Building Services Advice: As per Property comments and fully supported. Advice provided by Trevor Bone (Property Maintenance Manager) on 14/08/2024.

Signatures
Ethan Radford (Exec Member - Skills, Growth, Economic Development)
SIGNED and Dated: 30/09/2024
Nicki Jenkins (Corporate Director of Growth and City Development)
SIGNED and Dated: 27/09/2024