

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	5181
Author:	Jaydan Bispham
Department:	Growth and City Development
Contact:	Jaydan Bispham (Job Title: Assistant Estates Surveyor, Email: jaydan.bispham@nottinghamcity.gov.uk, Phone: 07974100815)
Subject:	To approve disposal of 4 Claremont Road, NG5 1BH
Total Value:	Exempt (Type: Capital and Revenue)
Decision Being Taken:	<p>1. To declare the premises known as 4 Claremont Road, Nottingham, NG5 1BH, 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 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 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 policy.</p>
Reasons for the Decision(s)	<p>The council had faced a budget gap of over £50m for 2024/25 due to issues facing councils across the country including increased demand for children's and adults' social care, rising homelessness presentations and inflation. This has meant savings of over £36m need to be made between 2024/25 to 2027/28 to set a balanced budget, which is a legal requirement for all councils. In addition, the council has been granted Exceptional Financial Support from the Government of up to c£66.143m - £25m for 2023/24 and £41.143 in 2024/25. EFS is not additional funding from Government but allows the council to use capital resources, including from asset sales to fund revenue costs for services. Asset rationalisation is also a significant part of the Council's Improvement Plan 2024 and Budget Strategy.</p>

**Other Options Considered:**

**1. Do nothing:**a) Risk - this option has been rejected as retention of the asset presents a financial risk to the Council in terms of capital expenditure for repairs, maintenance and vacancy management. The asset is prone to significant vacancy risk with anti-social behaviour, deterioration of the property and the general security of it being factors that requires consistent void management efforts, for which there is not budget for. It 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 market segments to maximise likelihood of successful a disposal. Use of 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 vacant asset and has been deemed surplus to the councils operational needs. The asset is to require capital expenditure to bring into a lettable condition. It is unlikely a pro-active asset management approach 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:**

None

**Published Works:**

None

**Affected Wards:**

Berridge

**Colleague / Councillor Interests:**

None

**Any Information Exempt from publication:**

Yes

**Exempt Information:**

**Description of what is exempt:**

Financial information

**3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).**

**An appendix is exempt from publication because it contains information relating to the financial or business affairs of the authority holding the information, and having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. It is not in the public interest to disclose this information because it includes valuation figures and the anticipated price achievable for the property which, if disclosed, will prejudice the Councils position in negotiations relating to the proposed sale.**

**Documents exempt from publication:**

**Exempt Appendix - 4 Claremont Road Revised FINAL SFB TS.doc**

**Consultations:**

**Date: 08/07/2024**

**Ward Councillors: Angela Kandola, Shuguftah Quddoos, Sulcan Mahmood**

**No feedback has 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: The decision does not include changing policies, services or functions.**

**Relates to Council Property Assets:**

**Yes**

**Decision Type:**

**Executive Member**

**Subject to Call In:**

**Yes**

**Call In Expiry date:**

**08/10/2024**

**Advice Sought:** Legal, Finance, Procurement, Property

**Commissioner Comments:** The Commissioners are content with this decision

**Legal Advice:** From the information provided, the proposed decision to dispose does not appear to raise any substantive legal concerns. The Council will need to comply with its statutory obligation to achieve "best consideration" and take appropriate professional advice as to the best method of sale to maximise value.  
  
The disposal of the property should be subject to normal property legal due diligence, review of the land title and the drafting, agreement and completion of formal legal documentation between the parties.  
  
Advice provided by Mick Suggett (Team leader: Conveyancing) on 23/09/2024.

**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 28/08/2024  
Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 28/08/2024

**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 20/08/2024.

**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