

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	1837
Author:	Jeremy Bryce
Department:	Development
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Sale of 34 Village Road, Clifton Village, Nottingham NG11 8NE
Total Value:	See exempt appendix (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none"><li>1. To declare 34 Village Road, Clifton Village, Nottingham, NG11 8NE surplus to operational requirements and make the premises available to the Deputy Chief Executive/Corporate Director for Development and Growth to sell, subject to no alternative operational, regeneration, community or other requirements being identified.</li><li>2. To delegate authority to the Director of Strategic Asset and Property Management to agree the terms of sale, including the final selling price.</li><li>3. To approve that the Capital receipt will be used to reinvest in the trading account under Strategic Choices.</li></ol>
Reasons for the Decision(s)	This is a property in a somewhat remote location to the city centre.
Other Options Considered:	<ol style="list-style-type: none"><li>1. Continue to let the property. However this is an usual property to hold in the trading account as the tenants hold a commercial lease but the property is residential and as such does not fit the profile of the trading account which is made up of the councils industrial and commercial investment portfolio.</li><li>2. Offer for sale in the open market. This option is rejected as the tenant has made an over bid against the calculated market value.</li></ol>
Background Papers:	None
Published Works:	None

<b>Affected Wards:</b>	Clifton North
<b>Colleague / Councillor Interests:</b>	None
<b>Exempt Information:</b>	
<b>Description of what is exempt:</b>	The predicted sale prices for land/property
	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
<b>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>	The public interest in maintaining the exemption outweighs the public interest to disclose this information because it contains predicted sale prices for land/property, which if disclosed, will prejudice the Council's position in negotiations relating to the proposed sale.
<b>Documents exempt from publication:</b>	Appendix to 34 Village Road PHA.doc
<b>Consultations:</b>	Date: 19/11/2014
	Ward Councillors: Chris Gibson, Ian Malcolm, Jeannie Packer
	No issues/questions raised
	Those not consulted are not directly affected by the decision.
<b>Crime and Disorder Implications:</b>	N/A
<b>Equality:</b>	EIA not required. Reasons: This decision does not include proposals for new or changing policies, services or functions.
<b>Decision Type:</b>	Portfolio Holder
<b>Subject to Call In:</b>	Yes

**Call In Expiry date:**

**10/02/2015**

**Advice Sought:**

**Legal, Finance**

**Legal Advice:**

**The proposals set out in the report raise no significant legal issues and are supported. As part and parcel of the sale process steps should be taken to ensure that any covenants, conditions, exceptions or reservations required for the benefit of any neighbouring or adjoining property belonging to the Council are fully and properly addressed. Advice provided by Malcolm Townroe (Legal Services Manager) on 22/12/2014.**

**Finance Advice:**

**This decision proposes the sale of 34 Village Road, Clifton Village. The City Council will receive a capital receipt as set out in the exempt appendix. In addition the purchaser will meet the City Council's reasonable costs. In accordance with the decision of Executive Board in February 2011 it is proposed that the capital receipt be retained by the Property Trading Account for reinvestment in high yielding properties.**  
  
**Advice provided by Jim Driver (Finance Service Partner) on 28/11/2014.**

**Signatures**

**Graham Chapman (PH for Resources and Neighbourhood Regeneration)**  
**SIGNED and Dated: 02/02/2015**  
**David Bishop (Deputy CE, CD for Development and Growth)**  
**SIGNED and Dated: 02/02/2015**