

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	1829
Author:	Philip Le Couteur
Department:	Development
Contact:	Philip Le Couteur (Job Title: Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 01158762494)
Subject:	Lease for Former Wilford Library, Wilford Road, Wilford, Nottingham, NG11 7AX
Total Value:	See Exempt Appendix (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. To grant a 999 year lease of the former Wilford Library, Wilford Road, Wilford, Nottingham, NG11 7AX to West Bridgford Spiritualist Church whose offer is set out in the exempt appendix.2. To delegate authority to the Director of Strategic Asset and Property Management to choose the most appropriate method of sale and agree terms should the sale fall through to the West Bridgford Spiritualist Church.
Reasons for the Decision(s)	<p>The property was declared surplus to operation requirements by Portfolio Holder Decision 791 dated 7 January 2011. As directed by that decision the possibility of a disposal of the property through Community Asset Transfer has been explored through discussion with the community and this report outlines the outcome of those discussions.</p> <p>The property was due to be sold on the open market by auction on 10 July 2014. This method was eventually not chosen due to community groups wishing to purchase the site for specific community interests. There were two community interests in the property with both parties submitting tenders for the site.</p> <p>It is proposed to grant a 999 year lease rather than sell the freehold to ensure that the property remains in community use for the long term.</p>
Briefing notes documents:	Plan (Wilford Library).pdf

Other Options Considered: Dispose of the property by Auction. This method was rejected due to a suitable community group (West Bridgford Spiritualist Church) being able to buy the site for a suitable community purpose.
Sell the freehold for the property. This option was rejected as it would not guarantee the properties use for the community use in the long term.

Background Papers:

Published Works: Portfolio Holder Decision Form (791) dated 7 January 2011

Affected Wards: Clifton North

Colleague / Councillor Interests: No

Exempt Information:

Description of what is exempt: The tender submissions for the lease

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 will reveal the amount the parties have tendered for the property and could effect the sale of the property to the proposed purchaser.

Documents exempt from publication:

Exempt Appendix (Wilford Library).doc

Consultations:

Date: 23/05/2014
Ward Councillors: Timothy Spencer, Roger Steel, Pat Ferguson
All Ward Councillors have been contacted on the intention to sell the former Wilford Library.

Date: 23/05/2014
Other:Councillor David Trimble
Recieved an Email from Councillor Trimble saying he had no objections to the proposal of the library being used for a different community purpose.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no Crime and Disorder Implications relating to this decision.

Equality:

EIA not required. Reasons: This is not a new or change in policy, service or function. The Decision adheres to all Council Equality policies.

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

04/02/2015

Advice Sought:

Legal, Finance

Legal Advice:

It is understood that the decision to dispose of the former library on the basis outlined has been made following a further review of the community asset element alluded to in the previous report.

This report now recommends a disposal by way of long lease. In negotiating the format of that lease steps should be taken to ensure that all appropriate covenants, conditions, exceptions and reservations deemed necessary are picked up in the final document. Advice provided by Malcolm Townroe (Legal Services Manager) on 22/12/2014.

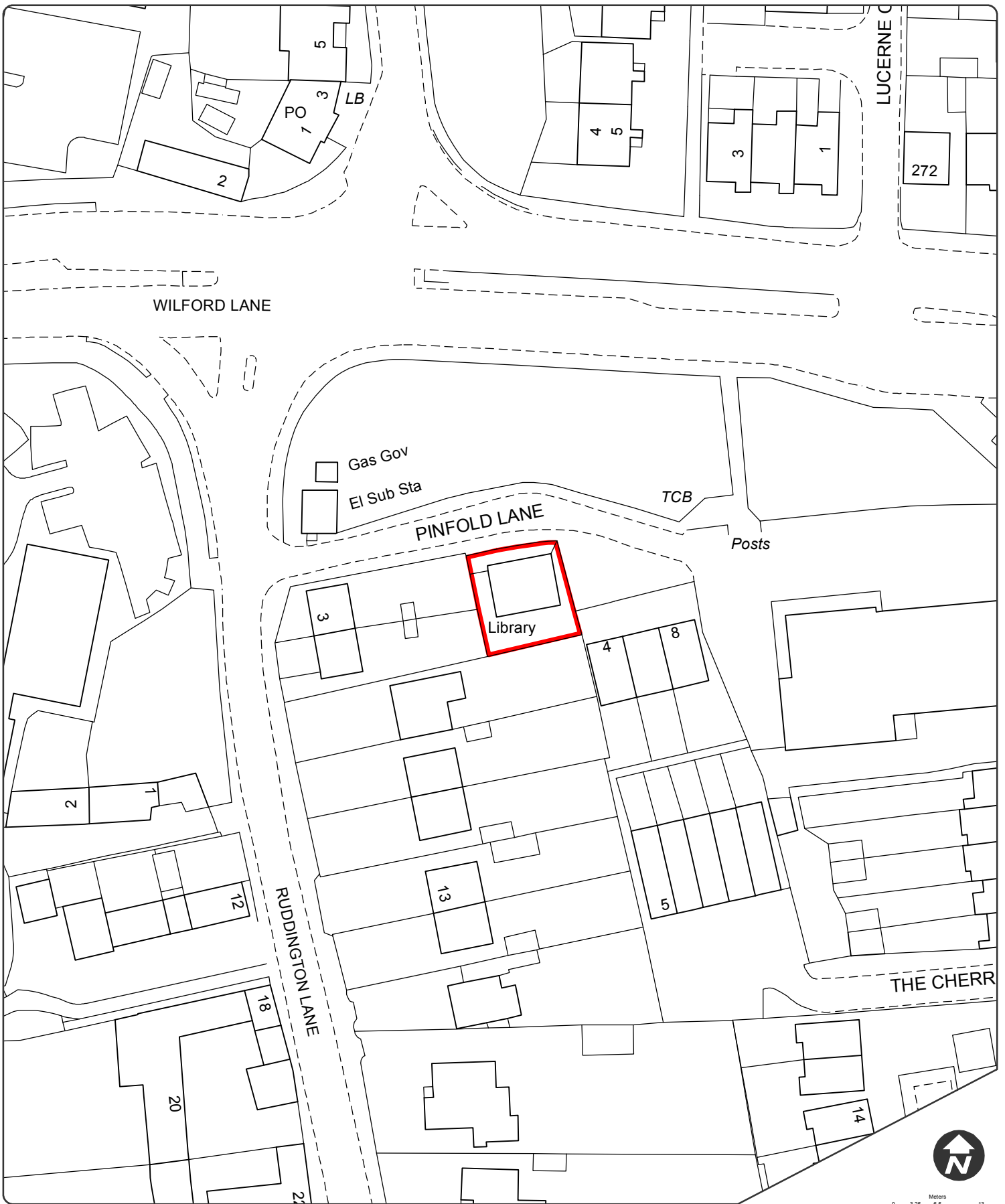
Finance Advice:

The grant of a 999 year lease of the former Wilford Library will generate a capital receipt to the City Council on the terms detailed in the exempt appendix. The capital receipt has been included in future capital resource projections and will be available to finance future capital expenditure.

Advice provided by Jim Driver (Finance Service Partner) on 16/10/2014.

Signatures

Graham Chapman (PH for Resources and Neighbourhood Regeneration)
SIGNED and Dated: 28/01/2015
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 15/01/2015



Scale @ A4 = 1:750

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Patricia Guest H:\Users\DAPSI\Property\SharedData\Pdf\Wilford Library