

**Delegated Decision Making Form**  
**Property Delegations 232 - 251 only - Executive Officer Decisions)**

REF NO:  
**1885**  
 Constitutional Services  
 Use Only

<b>Decision Type</b>	Officer
<b>Department</b>	Development - Property
<b>Subject</b>	Land adjacent to 51 Upper Parliament Street, Nottingham, NG1 6LD, shown edged red on the attached plan.
<b>Decision</b>	Subject to call-in: Yes
	Total value of decision: As per the exempt appendix
	<b>Revenue or Capital:</b> Capital
<b>Decision taken</b>	To sell the freehold interest of the passageway adjacent to 51 Upper Parliament Street, Nottingham, NG1 6LD to the adjoining owner of 51 Upper Parliament Street and 31-33 Market Street, on the terms set within the exempt appendix of this report.
<b>Exempt Decision</b>	Not Applicable.
<b>Other options considered</b> (with reasons for rejecting options not favoured)	<p>1) Do not sell this land to the adjoining owner for use as a fire exit and bin store only.                  This option was rejected as the land does not serve any purpose to the Council and no benefit can be seen for the Council to retain it. The land remains a liability to the Council and the adjoining owners have been using the land over the years as a fire escape and bin store.</p> <p>2) Sell the passageway land to the adjoining owners with a clause for 80% claw back on any future redevelopment.                  This option is recommended as it will reduce the Council's liability to maintain the land and allow the Council to benefit from any future redevelopment plans by the proposed purchaser or other future landowner, over the terms of 80 years. The Purchaser will be permitted to use the land for the purposes of a fire escape and bin store only (subject to the owner obtaining the necessary statutory and planning approvals).</p>
<b>Reason for Decision</b>	The sale of the land will reduce the Council's liability of managing the passageway and benefit from any future redevelopment of the site.
<b>Affected Wards</b>	Bridge

**Advice sought**

	Yes	No
Legal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Equality & Community Relations Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Voluntary and Community Sector	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Grants Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Procurement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (Housing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

See Appendix 1 for Observations received

**Details of consultations undertaken**

	Yes	No	Name and Date
Portfolio Holder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Graham Chapman, (Cllr), 15.09.2015
Ward Councillors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nicola Heaton (Cllr) and Michael Edwards (Cllr), 28.01.2015
Area Committee	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other Council Bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Corp. Directors Affected	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Trades Unions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Minority Group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Others (Specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

Reasons for not consulting  
Those not consulted are not affected by the decision.

**Consultation outcomes**

n/a
The land edged red on the attached plan forms part of the passageway adjacent to 51 Upper Parliament Street. Legal enquiries have established that the land is within the ownership of Nottingham City Council. The adjoining owners have been using the land over the years as a means of fire escape and bin store. There are existing rights of way for access and drainage to the persons legally entitled in line with the previous conveyance documents of this land. The sale of the land will therefore be subject to the existence of any rights of way. The adjoining owner benefits from ownership of buildings to either side of the premises. Although they have expressed no intension to redevelop the land and simply wish to have control over the future/ current use of the land, we have retained a clause for 80% claw back which will be valid for up to 80 years. This will protect the Council's interest to benefit from any future redevelopment whilst foregoing the liability to maintain the land. The purchaser has agreed to pay for the Council's legal and surveyor's fees as detailed within the exempt appendix.

**Background to the decision**

**Declared interests**

None
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**Dispensation by Standards Committee**

Date: N/A	Dispensation Reference: N/A
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**Equalities**

**Social Value implications**

**Crime and Disorder implications**

**Background Papers**

**Published documents**

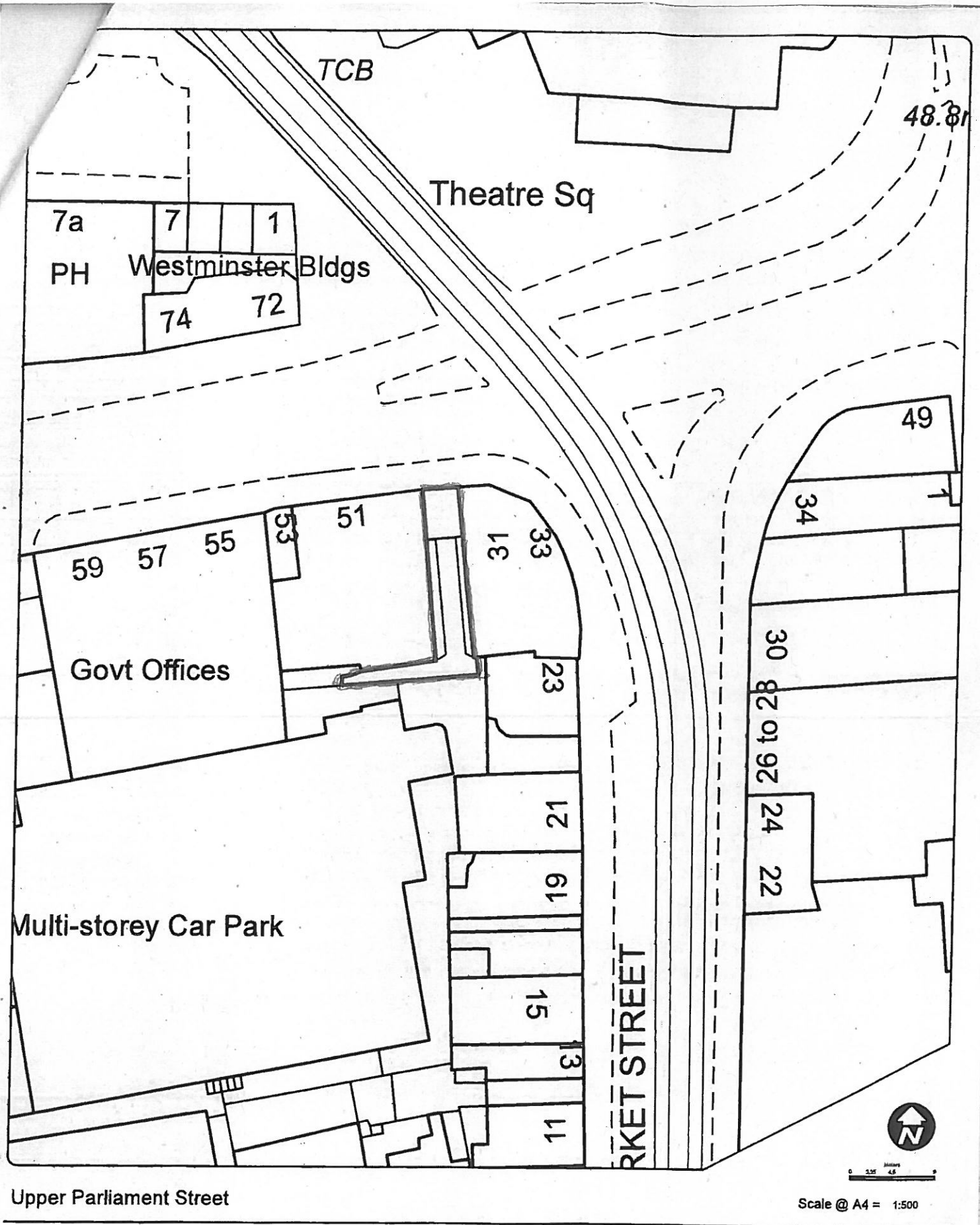
Has the equality impact of the decision been assessed?
NO – Not required <input checked="" type="checkbox"/>
YES – equality impact assessment attached <input type="checkbox"/>
There are no Social Value Implications that relate to this Decision.
There are no Crime and Disorder Implications that relate to this Decision
There are no Background Papers which this Decision relies upon.
There are no Published Documents that have been relied upon to make this Decision.

<b>Uniform / Property Ref (if applicable)</b>	N/A - Land ownership record not registered on Uniform.		
<b>Contact Person</b>	Rupal Pankhania	Contact No.	Ext: 63583
<b>Scheme of Delegation Reference Number</b>	244 – To market, negotiate and approve sales of land and property for values up to £100,000 where the property has been declared surplus to operational requirements.		
<b>Assistant Estates Surveyor</b>	Rupal Pankhania		
<b>Signature</b>		Date: 11/3/15	
<b>Head of Strategic Property Development</b>	Phil Daniels		
<b>Signature</b>		Date: 11/3/15.	

**To be completed by Constitutional Services**

Date published: 12/3/2015

Last date for Call-in: 19/3/2015



Upper Parliament Street

Scale @ A4 = 1:500

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Nikita Thakur 19/01/2015

Nottingham City Council

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**Property Records  
Development**