

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	1911
<b>Author:</b>	Jeremy Bryce
<b>Department:</b>	Development
<b>Contact:</b>	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
<b>Subject:</b>	Sale of Grovewood Cottage and Coach House, Holgate, Clifton Village Nottingham NG11 8NH
<b>Total Value:</b>	See exempt appendix (Type: Capital)
<b>Decision Being Taken:</b>	<ol style="list-style-type: none"><li>1. To declare Grovewood Cottage and Coach House, Holgate, Clifton Village, Nottingham NG11 8NH surplus to operational requirements and to 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 appoint external agents/auctioneers to act on the Council's behalf as deemed appropriate for the means of disposal (as detailed in the exempt appendix).</li><li>4. To approve that the Capital Receipt will be used to reinvest in the Trading Account under Strategic Choices 93/3570.</li></ol>
<b>Reasons for the Decision(s)</b>	After carrying out an Asset Management Plan of the whole farm it was decided to remove the Coach House from the tenancy and combine it with the adjoining property for sale as a redevelopment opportunity. The Coach House is only used for rough storage and the parking of a farm vehicle. Discussions have taken place and the tenant is agreeable to the loss of this space from the Farm business. This saves time and resources for the council as no notices under the Agricultural Tenancies Act 1995 Part 1 Section 7 will need to be served; instead a Deed of Variation will be entered into to document the changes to the tenancy. The future capital receipt will allow re-investment in a more profitable property.
<b>Briefing notes documents:</b>	Coach House & Grovewood Cottage committee plan.pdf
<b>Other Options Considered:</b>	Not to carry out the variation. This option was rejected as the premises are needed for the redevelopment scheme.

**Background Papers:** **None**

**Published Works:** **None**

**Affected Wards:** **Clifton North**

**Colleague / Councillor Interests:** **None**

**Exempt Information:**

**Description of what is exempt:** **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**

**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 predicted sale prices for land/property, which if disclosed, will prejudice the Council's position in negotiations relating to the proposed sale.**

**Documents exempt from publication:**

**Appendix to Grovewood Cottage and Coach House PHA.doc**

**Consultations:**

**Date: 12/02/2015**

**Ward Councillors: Chris Gibson**

**consulted 12.2.2015**

**Those not consulted are not directly affected by the decision.**

**Crime and Disorder Implications:**

**None**

<b>Equality:</b>	<b>EIA not required. Reasons: This decision does not include proposals for new or changing policies, services or functions.</b>
<b>Decision Type:</b>	<b>Portfolio Holder</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>09/04/2015</b>
<b>Advice Sought:</b>	<b>Legal, Finance</b>
<b>Legal Advice:</b>	<b>The proposal to dispose of this property on the basis outlined in this report raises no significant legal issues and is supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 18/03/2015.</b>
<b>Finance Advice:</b>	<p><b>The sale of Grovewood Cottage and Coach House, Clifton Village will generate a capital receipt for the City Council. An estimate of the likely sale price is included in the exempt appendix. In accordance with the decision of Executive Board in February 2011, it is proposed that the capital receipt be ring fenced to the Property Trading Account and reinvested in higher yielding properties. The removal of the Coach House from the existing Farm Business Tenancy has been agreed with the tenant resulting in a reduction in annual rent of £500.</b></p> <p><b>Advice provided by Jim Driver (Finance Service Partner) on 06/03/2015.</b></p>
<b>Signatures</b>	<p><b>Graham Chapman (PH for Resources and Neighbourhood Regeneration)</b></p> <p><b>SIGNED and Dated: 30/03/2015</b></p> <p><b>David Bishop (Deputy CE, CD for Development and Growth)</b></p> <p><b>SIGNED and Dated: 30/03/2015</b></p>