

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	1874
Author:	Simon Peters
Department:	Development
Contact:	Simon Peters (Job Title: Head of Property Investment, Email: simon.peters@nottinghamcity.gov.uk , Phone: 0115 876 5475)
Subject:	Lease of upper floors of 112-128 Derby Road and 181-195 Wollaton Street, Nottingham
Total Value:	see exempt section (Type: Revenue)
Decision Being Taken:	To approve proceeding with the grant of a lease for the upper floors of 112-128 Derby Road and 181-195 Wollaton Street on terms set out in the Exempt Appendix, subject to the final negotiations of an acceptable rental level; and to delegate responsibility for final approval to the Deputy Chief Executive and Director for Development and Growth in consultation with the Director of Strategic Finance (Acting), and the Portfolio Holder for Resources and Neighbourhood Regeneration.
Reasons for the Decision(s)	The properties are to be renovated and converted to provide residential apartments for the private rented sector. They are in poor condition and they will continue to deteriorate unless action is taken to refurbish and bring them back into beneficial use. The project is technically challenging with considerable development risk and therefore requires a private sector residential developer with experience and expertise and a proven track record of redeveloping city centre Listed Buildings to deliver a scheme of this complexity. The benefits to the Council are that the properties are upgraded contributing significantly towards the regeneration of the Derby Road area, and the development will also deliver increases in revenue and capital value.
Other Options Considered:	<p>1 - Do Nothing. The properties would continue to deteriorate, reducing income and increasing costs.</p> <p>2 - The City Council refurbishes. The conversion and refurbishment proposals are technically complex and there is significant development risk associated with the proposed scheme which is best suited to an experienced residential developer with a proven track record.</p> <p>3 - Third Party Developer. The proposals are not simple and therefore require a developer with a proven track record and development experience and expertise in delivering similar schemes of this complexity; and access to funding. This is the preferred option.</p>

Background Papers:	None
Published Works:	None
Affected Wards:	Arboretum
Colleague / Councillor Interests:	
Exempt Information:	
Description of what is exempt:	<p>The Appendix is exempt from publication under paragraph 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to the financial or business affairs of particular persons (including the authority holding that information) and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.</p>
	<p>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</p>
3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).	<p>The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it includes terms for a lease for land/property which, if disclosed,will prejudice the Council's position in negotiations relating to the proposed lease.</p>
Documents exempt from publication:	112-128 Derby Road and 181-195 Wollaton Street.pdf, Derby Road EXEMPT APPENDIX draft v10.4 060315.doc
Consultations:	<p>Date: 04/03/2015</p> <p>Other:Legal Services - Rebecca Beecroft Finance - Jim Driver</p> <p>see exempt appendix (updated 5 March 2015)</p>

	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	Bringing unoccupied properties in need of renovation back into beneficial use will reduce risks of vandalism and crime.
Equality:	EIA not required. Reasons: not applicable
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	16/03/2015
Advice Sought:	Legal, Finance
Legal Advice:	This advice is exempt from publication and is contained within an exempt appendix Advice provided by Rebecca Beecroft (Solicitor) on 06/03/2015.
Finance Advice:	This advice is exempt from publication and is contained within an exempt appendix Advice provided by Jim Driver (Finance Service Partner) on 04/03/2015.
Signatures	Graham Chapman (PH for Resources and Neighbourhood Regeneration)
	SIGNED and Dated: 09/03/2015
	David Bishop (Deputy CE, CD for Development and Growth)
	SIGNED and Dated: 09/03/2015