

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	1952
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Department:	Development
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Subject:	Sale of the former Mellors Court Care Home site, Thorneywood, Nottingham, NG3 2NP
Total Value:	Purchase price plus the Council's costs as detailed in the exempt appendix to this report. (Type: Capital)
Decision Being Taken:	<p>The Portfolio Holder for Resources and Neighbourhood Regeneration to approve the sale of the former Mellors Court Care Home on the terms as set out in the Exempt Appendix.</p> <p>The Portfolio Holder for Resources and Neighbourhood Regeneration to delegate authority to the Director of Strategic Asset and Property Management to agree any subsequent alterations to the sale terms which are set out in the Exempt Appendix.</p>
Reasons for the Decision(s)	<p>Mellors Court Care Home was vacated by Adult Provision in March 2006 and the building subsequently demolished in February 2009 due to its redundant layout and condition.</p> <p>Nottingham City Council did not identify any alternative use for the cleared site and it is therefore deemed surplus to operational requirements.</p> <p>The site has a relatively level development footprint and is situated on the fringe of a local authority housing estate constructed in the 1960's and 70's, with a remaining predominance of mixed private residential development to the north and east. It occupies an area of approximately 0.5409 hectares (1.3366 acres) in size.</p> <p>The site was initially put to the market in 2011 for sale by informal tender; the Council received an acceptable offer and the Portfolio Holder for Resources and Neighbourhood Regeneration authorised sales terms (Decision Ref. 0179, April 2012). The recommended purchaser sought to further negotiate terms and the sale did not proceed.</p> <p>The site was put to the market a second time and offers invited; acceptable offers were received on close of tender (details included in the Exempt Appendix) and it is recommended that the Council proceed with a sale to the highest bidder.</p>
Briefing notes documents:	Mellers Court-Sale plan.pdf

Other Options Considered:

1. Retain the site for operational use.
 This option is not recommended; the City Council have no alternative operational use for the site, retention of this site is a liability to the Council.

2. To proceed with a sale to the highest bidder.
 This is the recommended option; the site was put to the market and an acceptable offer received which will lead to residential redevelopment of the site.

Background Papers:

There are no background papers which this decision relies upon.

Published Works:

Portfolio Holder Decision Ref. 0179: Sale of Mellors Court Site Marmion Road, Nottingham, NG3 2NP. April 2012

Affected Wards:

St Ann's

Colleague / Councillor Interests:

No declared interests

Exempt Information:

Description of what is exempt:

The recommended sale terms and information of offers received are exempt from publication.

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 details relating to the proposed sale price for the property which is yet to be finalised. Disclosure of the information would prejudice the Council's position in negotiations and in achieving best consideration.

Documents exempt from publication:

2015-03-05 EXEMPT APPENDIX 1 Mellors Court.docx

Consultations:	Date: 05/03/2015
	Ward Councillors: Jon Collins, David Liversidge, Sue Johnson
	Ward Councillors of the 'Affected Ward' did not raise any objections to the recommendations of this report.
	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	<p>There have been incidents of fly tipping and other anti-social behaviours on this cleared site. Redevelopment of the site will deter such behaviours and consequently reduce the number of incidents of crime and disorder.</p> <p>Planners will take crime and disorder implications into account when considering the Planning Application in relation to the redevelopment of this site, ensuring related risks (due to layout for example) are designed out of the scheme so far as possible.</p>
Equality:	EIA not required. Reasons: An Equality Impact Assessment is not required; no recommendations are made which refer to changing policies, services or functions.
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	29/04/2015
Advice Sought:	Legal, Finance
Legal Advice:	The proposal to sell this property raises no significant legal issues and is supported. As part and parcel of the sale process steps should be taken to ensure that any exceptions, reservations, covenants or conditions required for the benefit of any neighbouring or adjoining property of the Council are addressed through the sale documentation. Advice provided by Malcolm Townroe (Legal Services Manager) on 18/03/2015. Advice provided by Malcolm Townroe (Legal Services Manager) on 27/03/2015.
Finance Advice:	<p>The sale of the freehold interest in the former Mellors Court Care Home site will generate a capital receipt for the City Council as detailed in the exempt appendix and this will be available to finance the Council's capital programme.</p> <p>Advice provided by Jim Driver (Finance Service Partner) on 05/03/2015.</p>
Signatures	Graham Chapman (PH for Resources and Neighbourhood Regeneration)
	SIGNED and Dated: 20/04/2015
	David Bishop (Deputy CE, CD for Development and Growth)
	SIGNED and Dated: 20/04/2015