

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2027
Author:	Phil Daniels
Department:	Development
Contact:	Phil Daniels (Job Title: Head of Property Development, Email: phil.daniels@nottinghamcity.gov.uk, Phone: 0115 876 3488)
Subject:	Grant of option to purchase land in the ownership of Nottingham City Council to owner of adjacent site - Lace Market Petrol Filling Station
Total Value:	See exempt information. (Type: Capital)
Decision Being Taken:	To grant an option to AARC Property allowing them to purchase the Lace Market Petrol Filling Station (PFS) site in the ownership of Nottingham City Council.
Reasons for the Decision(s)	The Lace Market PFS site is in three separate ownerships. It has remained undeveloped for many years and currently has a hand car wash operator occupying the site. This operation is currently closed and prevented from re opening by court order following a public order disturbance on site. AARC Property are progressing with preparation of a town planning application for a residential/mixed use commercial development on the site and have commenced pre consultations with planners.
Other Options Considered:	Do not grant an option and accept the continuing use of the site to continue being a hand car wash operation. NOTE. Following a recent public order disturbance on the site, the car wash operation has ceased for up to three months. It is considered that the current development cycle gives a window of opportunity to see development on this site progress.
Background Papers:	None
Published Works:	None
Affected Wards:	St Ann's

**Colleague / Councillor
Interests:**

N/A

Exempt Information:

**Description of what is
exempt:**

The detailed terms of the proposed option agreement are exempt.

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 detailed terms of the transaction. Disclosure of the information may prejudice the councils and purchasers position by disclosing commercially sensitive information.

**Documents exempt from
publication:**

LaceMktPFShoTs.docx

Consultations:

Those not consulted are not directly affected by the decision.

**Crime and Disorder
Implications:**

The site has recently seen a serious crime and disorder event take place. The scope for further events and anti social behaviour on and around the site is considerable. Progression of a quality development on the site will negate the possibility of such events occurring in the future.

Equality:

EIA not required. Reasons: 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:

17/06/2015

Advice Sought:

Legal, Finance

Legal Advice:

The terms of the proposed option recommended by the Director of Property are set out in the exempt appendix. Of itself the decision raises no significant legal issues however the decision maker will need to satisfy himself in respect of the level of the proposed option fee and sale price.

Advice provided by Malcolm Townroe (Legal Services Manager) on 19/05/2015.

Finance Advice:

This decision proposes the grant of an option for the purchase of land at Lace Market Petrol Filling Station to an adjoining owner on the terms set out in the exempt appendix. Should the option be exercised, the City Council will receive a capital receipt which will be retained for reinvestment in the Property Trading Account.

Advice provided by Jim Driver (Finance Service Partner) on 28/04/2015.

Signatures

Jon Collins (Leader of the Council)

SIGNED and Dated: 09/06/2015

David Bishop (Deputy CE, CD for Development and Growth)

SIGNED and Dated: 09/06/2015