

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2068
Author:	Rodney Alan Martin
Department:	Development
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Subject:	Demolition of the former Sandfield Centre, Sandfield Road, Lenton, Nottingham, NG7 1QH
Total Value:	Up to £945,000 (Type: Capital)
Decision Being Taken:	To approve the demolition of the former Sandfield Centre, Sandfield Road, Lenton, Nottingham, NG7 1QH To delegate authority to the Acting Director of Strategic Asset and Property Management to appoint a demolition contractor to carry out the demolition of the the former Sandfield Centre through the EMPA framework.
Reasons for the Decision(s)	<p>On 19th June 2012 Executive Board gave approval to enter into an exclusivity agreement with UK Regeneration and dispose of the former Sandfield Centre. This anticipated sale has not completed and it is now proposed to place the site on the open market for sale. The buildings on the site have reached the end of their economic life and the market for the site is for redevelopment rather than reuse of the existing buildings. Demolition of the buildings will remove the ongoing costs of holding the buildings and the risk of arson, theft and vandalism to the buildings. Demolition will remove a level of uncertainty from the cost of re development and will make the site more attractive to potential purchasers. This will be reflected in the bids eventually received for the site.</p> <p>Feasibility costs of demolition including asbestos removal, service disconnection and fees have been estimated at £945,000. It is proposed that the contract for the demolition will be tendered through the EMPA framework. Officers are working to ensure framework costs are kept to a minimum and the eventual contract price represents value for money.</p>
Briefing notes documents:	SANDFIELD CENTRE site plan.pdf
Other Options Considered:	Retain the buildings and market the site with the buildings in situ. This option was rejected as the buildings have reached the end of their economic life and the market for the site is considered to be for redevelopment rather than the reuse of the existing buildings. If the buildings are retained the Council will incur ongoing costs and the risk of arson, theft and vandilism to the buildings.

Background Papers:	None
Published Works:	Executive Board Report 19th June 2012 titled Development of Sandfield Centre, Sandfield Road, Nottingham Executive Board minutes of the meeting held 19th June 2012
Affected Wards:	Radford and Park
Colleague / Councillor Interests:	None
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	The proposed demolition will remove the opportunity that the vacant building provides for anti social behaviour, arson, vandalism and theft.
Equality:	EIA not required. Reasons: The report does not contain proposals for new or changing policies, services or functions, financial decisions or decisions about the implementation of policy development outside the Council
Social Value Considerations:	The proposed demolition will remove the opportunity that the vacant buildings provide for anti social behaviour, arson, vandalism and theft.
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	23/07/2015
Advice Sought:	Legal, Finance, Procurement
Legal Advice:	The proposals set out in the report raise no significant legal issues and, in the circumstances outlined, are supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 30/06/2015.

Finance Advice:

The cost of the decision to demolish the former Sandfield Centre is estimated to be £0.945m. Property colleagues advise that demolition by the City Council will reduce uncertainty of the cost of redevelopment and will make the site more attractive to potential purchasers which should be reflected in a higher sale price. In addition demolition will remove the ongoing costs of holding the buildings and the risk of arson, theft and vandalism. In 2014/15 costs of £30k were incurred on security and premises costs.

Provision of £0.945m needs to be made in the Capital Programme for the demolition works, and this will be financed from the enhanced capital receipt expected to be received from the sale of the site. The sale of the Sandfield Centre was part of the business case for the acquisition of Loxley House and balance of the capital receipt will be used to offset the costs of Loxley House.

Advice provided by Jim Driver (Finance Service Partner) on 19/05/2015.

Procurement Advice:

The EMPA Regional Intermediate Framework provides both a compliant and value for money for the works to be undertaken. Therefore there are no significant concerns with the recommendations set out in the report. Advice provided by Sue Oliver (Category Manager - Procurement) on 21/05/2015.

Signatures

Graham Chapman (PH for Resources and Neighbourhood Regeneration)
SIGNED and Dated: 16/07/2015
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 15/07/2015