

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	2073
<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 freehold interest in Kilbourn Street Car Park Nottingham NG3
<b>Total Value:</b>	See exempt appendix (Type: Capital)
<b>Decision Being Taken:</b>	<ol style="list-style-type: none"><li>1. To declare Kilbourn Street Car Park, Nottingham NG3 surplus to operational requirements and make the site 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 Management to agree the terms of sale, including the final selling price.</li><li>3. To approve that the capital receipt will be used to reinvest in the trading account under Strategic Choices.</li><li>4. To appoint external consultants to supplement resources in carrying out an independent valuation.</li></ol>
<b>Reasons for the Decision(s)</b>	The previous occupiers of the car park were Social Services, whose relocation from Mansfield Road to Loxley House meant the car parking spaces used at this site are no longer required. Secondly, our other income from Orange Telecommunications will end as they have given notice to quit by June 2016; indeed they have already removed their equipment so a disposal can proceed sooner with Orange being offered an early surrender.
<b>Other Options Considered:</b>	<ol style="list-style-type: none"><li>1. Continue to let the car parking spaces. However, there is a long history of anti-social behaviour and illegal parking at this site which will prove prohibitively expensive to secure, patrol and enforce. A recent Asset Management Plan assessed future investment in the site as being uneconomic and of the site itself not fitting the profile of the commercial and industrial investment portfolio.</li><li>2. Offer for sale by auction. This method could be considered if other methods of disposal prove fruitless.</li><li>3. Offer for sale in the open market by informal tender. This is the favoured option as a disposal by informal tender would enable the council to ensure the correct delivery of any redevelopment project ensuring that policy and citizen requirements are optimised.</li></ol>
<b>Background Papers:</b>	None

<b>Published Works:</b>	None
<b>Affected Wards:</b>	St Ann's
<b>Colleague / Councillor Interests:</b>	None
<b>Exempt Information:</b>	
<b>Description of what is exempt:</b>	The predicted sale prices for land.
	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
<b>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains predicted sale prices for land, which if disclosed, will prejudice the Council's position in negotiations relating to the proposed sale.
<b>Documents exempt from publication:</b>	Appendix to Kilbourn Street Car Park PHA[1].doc
<b>Use of Consultants</b>	Number of Days:1
	Rate per Day:500
	Total value:500
	Start date:30/06/2015
	End date:01/07/2015
<b>Reason for using a consultant:</b>	Expert valuation required for student redevelopment potential.
<b>Other options considered:</b>	None
<b>Name of consultant:</b>	HEB
<b>Reason for selection?</b>	Registered valuers who have acted on a similar development and have the required local knowledge to carry out a marketing report including a proposed sale price.

**Has the consultant previously completed work for the City Council?**

**Specific activities to be undertaken by the consultant are:**

**Period of engagement:**

**By what process was the consultant selected?**

Yes

Redevelopment appraisal of the site being sold.

A single piece of work

Previous advice to the council in this area of property redevelopment.

**Consultations:**

Date: 03/06/2015

Ward Councillors: Jon Collins, David Liversidge, Sue Johnson

Consulted 2.6.2015 2.6.2015 Cllr Collins in agreement, 3.6.2015 Cllr Johnson in agreement, 4.6.2015 Cllr Liversidge in agreement

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

Sale and redevelopment of this site will remove the current issues with anti social behaviour and illegal parking.

**Equality:**

EIA not required. Reasons: This decision does not include proposals for new or changing policies, services or functions.

**Decision Type:**

Portfolio Holder

**Subject to Call In:**

Yes

**Call In Expiry date:**

24/07/2015

**Advice Sought:**

Legal, Finance, Human Resources

**Legal Advice:**

The proposals set out in the report raise no significant legal issues and are supported. The legal work associated with any sale will be undertaken by the inhouse legal team who will take steps to ensure that any covenants, conditions, exceptions and reservations required for the benefit of any neighbouring or adjoining land belonging to the Council are included in the sale documentation. Advice provided by Malcolm Townroe (Legal Services Manager) on 16/06/2015.

**Finance Advice:**

Finance advice is included in the Exempt Appendix attached to this report. Advice provided by Georgina Lewis (Finance Analyst) on 09/06/2015.

**HR Advice:**

**No staffing implications Advice provided by Hannah Gemmill (HR Business Partner) on 09/06/2015.**

**Signatures:**

<b>Jon Collins (Leader of the Council)</b>
<b>SIGNED and Dated: 16/07/2015</b>
<b>Graham Chapman (PH for Resources and Neighbourhood Regeneration)</b>
<b>SIGNED and Dated: 17/07/2015</b>
<b>David Bishop (Deputy CE, CD for Development and Growth)</b>
<b>SIGNED and Dated: 10/07/2015</b>