

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2136
Author:	Kay Sutt
Department:	Children and Families
Contact:	Kay Sutt (Job Title: Service Manager for Residential & Targeted Support, Email: kay.sutt@nottinghamcity.gov.uk, Phone: 01158765667)
Subject:	Declare Ranskill Gardens surplus and sell the property
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. To declare the City Councils interest in Ranskill Gardens surplus to requirement2. To delegate authority to the Director of Strategic Asset and Property Management to agree sale for the disposal of Ranskill Gardens; approve any actions considered to be appropriate in maximising the value of the property prior to sale including demolition.
Reasons for the Decision(s)	Following the closure of Ranskill Gardens as a former City Council children's home the property has become derelict through vandalism of the property rendering the property unusable as an alternative use. Despite its state Children and Families are still in a position of having to provide essential services such as security to prevent further vandalism. Retaining the property is a liability to the Council.
Briefing notes documents:	12a Ranskill gardens.pdf
Other Options Considered:	<ol style="list-style-type: none">1. Not to delare City Councils' interest in Ranskill Gardens as surplus. This option is not recommended; Ranskill Gardens is no longer considered as fit for purpose in its current derelict status.2. Not to sell the interest in Ranskill Gardens. This option is not recommended. The City Council has no alternative use for the property. Further, the property now stands in a condition of substantial disrepair and it would not be viable to for the council to undertake a refurbishment programme. However the land has a value which has the potential to bring capital into the council.

Background Papers:

No background papers.

Published Works:

No published document.

Affected Wards:

Bestwood

Colleague / Councillor Interests:

No Colleague or Councillor Interests have been declared

Exempt Information:

Description of what is exempt:

The value of the decision

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 could affect ongoing negotiations.

Documents exempt from publication:

Value of the decision.docx

Consultations:

Date: 03/08/2015

Ward Councillors: David Mellen

I am happy to approve this proposal

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

Demolition of Ranskill Gardens will remove a potential focus for anti-social behaviour on this site; demolition or sale of the property is considered an urgent requirement.

Equality: EIA not required. Reasons: This decision does not constitute a change to policies, services or functions of the city council

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 25/08/2015

Advice Sought: Legal, Finance

Legal Advice: The proposals set out in the report raise no significant legal issues and are supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 01/06/2015.

Finance Advice: The sale of this property will generate a capital receipt for the City Council which will be available to finance the Council's capital programme. The report requests authority be delegated to the Director of Strategic Asset and Property Management to agree sale and approve any actions appropriate in maximising the value of the sale including demolition. If any costs are incurred in demolishing the property they will need to be included in the capital programme and financed from the capital receipt from its subsequent sale. On disposal the City Council will save costs associated with holding the property such as security and this will contribute towards Strategic Asset Management Big Ticket savings targets.

Advice provided by Jim Driver (Finance Service Partner) on 27/05/2015.

Signatures
Graham Chapman (PH for Resources and Neighbourhood Regeneration)
SIGNED and Dated: 17/08/2015
Alison Michalska (Corporate Director for Children and Adults)
SIGNED and Dated: 18/08/2015