

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2182
Author:	Emma Wilcock
Department:	Development
Contact:	Emma Wilcock (Job Title: Estates Surveyor, Email: emma.wilcock@nottinghamcity.gov.uk, Phone: 01158763077)
Subject:	Sale of land off Limmen Gardens (known as Phase 5 of the Stonebridge Regeneration Masterplan), St Anns, Nottingham
Total Value:	as set out in the exempt appendix (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. To agree the sale of the land off Limmen Gardens as shown edged red on the attached plan to Keepmoat Homes Ltd for development of new homes for market sale as part of the Stonebridge Regeneration scheme on the basis of the terms set out in the exempt appendix.2. To grant delegated authority to the Head of Service - Property Development to agree final terms for the sale of the freehold of this site.3. To approve the grant of any leases, licences easements and wayleaves to Keepmoat Homes Ltd, their licencees, assignees and third parties required to facilitate the construction of the new development including connection to services.
Reasons for the Decision(s)	Housing led regeneration of Stonebridge Park has been a key priority of the City Council's strategy in transforming Nottingham's neighbourhoods and provide new affordable homes for Nottingham's citizens. This site is the final piece of land which remains to be developed as part of the Stonebridge Regeneration scheme. Keepmoat are currently delivering 111 new build houses for market sale on the areas known as Phases 3 & 6 on Stonebridge, which have proven to be popular and affordable for Nottingham residents. Keepmoat are looking to extend the new build market sale to include Phase 5 and have approached the council with an offer to purchase the land for this purpose. Keepmoat's offer, including overage, if any, is considered to be market value for the site. The development of this site will provide approximately a further 42 new homes for market sale and is in accordance with the aim of the Stonebridge Regeneration masterplan to provide a mixed tenure development across the estate.
Briefing notes documents:	Stonebridge Phase 5.pdf

Other Options Considered:

To place the site on the open market for sale - this option was rejected as Keepmoat are already on the adjoining Phase 3 and 6 of the site building new homes making Keepmoat a special purchaser being familiar with the local market, the site and it`s constraints. In addition having already expended site set up costs for the adjoining phases Keepmoat are best placed to deliver a viable development

Not to sell the site - This option was rejected as an opportunity will have been missed to progress one of the main aims of the Stonebridge Park masterplan to provide mixed tenure family housing in the area.

Background Papers:

Published Works:

Affected Wards:

St Ann's

Colleague / Councillor Interests:

Exempt Information:

Description of what is exempt:

The attached exempt appendix

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 terms including price for the property disclosure of which will prejudice the Council's position in negotiations.

Documents exempt from publication:

Exempt Appendix.doc

Consultations:

Date: 27/08/2015

Ward Councillors: Jon Collins, David Liversidge, Sue Johnson

To be consulted

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

the sale of this site will enable a development to come forward creating a safer neighbourhood by improving the quality of the built environment.

Equality:

EIA not required. Reasons: This decision does not relate to new or changing policies, services or functions. it is not a financial decision on implementation of polices developed outside the Council.

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

01/10/2015

Advice Sought:

Legal, Finance

Legal Advice:

On the basis that the report author is of the view that the Council would be obtaining market value for the site the proposals set out in the report and exempt appendix raise no significant legal issues and in the circumstances outlined are supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 10/09/2015.

Finance Advice:

The decision to sell the freehold interest in land off Limmen Gardens will generate a capital receipt for the City Council on the terms set out in the exempt appendix. The land is in the ownership of the Housing Revenue Account and the receipt may be used to finance affordable social housing.

Advice provided by Jim Driver (Finance Service Partner) on 04/09/2015.

Signatures

Graham Chapman (PH for Resources and Neighbourhood Regeneration)

SIGNED and Dated: 23/09/2015

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

SIGNED and Dated: 18/09/2015