## Nottingham City Council Delegated Decision

**Reference Number:** 2197  
**Author:** Jeremy Bryce  
**Department:** Development  
**Contact:** Jeremy Bryce  
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**Subject:** Sale of freehold interests in 47 and 49 Gwenbrook Avenue, 51 Fletcher Road and 136 Cator Lane, Beeston Nottingham

**Total Value:** See Exempt Appendix (Type: Revenue)

**Decision Being Taken:**  
To declare surplus and sell the freehold interests in 47 and 49 Gwenbrook Avenue NG9 4BA, 51 Fletcher Road NG9 2FL and 136 Cator Lane NG9 4BB, Nottingham, as set out in the exempt appendix.  
To grant delegated authority to the Director of Strategic Asset and Property Management to agree the method of sale and final selling price.  
For the capital receipts, less any sale costs, to be returned to Nottingham Express Transit (NET) to help repay initial purchase costs and disbursements.

**Reasons for the Decision(s):** These four properties were acquired under Compulsory Purchase Order by way of a transfer dated 15th December 2011 in order to facilitate the NET2 route. Now NET2 line works have been completed these properties are now surplus to NET2 requirements and are to be sold back to the open market in order to recoup as much of the original investment as possible.

**Other Options Considered:** Retain the properties for operational use. This option was rejected as no operational need has been identified.

**Background Papers:** N/A

**Published Works:** Executive Board 19 July 2011
**Affected Wards:**
Citywide

**Colleague / Councillor Interests:**
None

**Exempt Information:**

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<th>Description of what is exempt:</th>
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| The 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 information relating to the financial affairs of the authority holding the information and any prospective purchasers. It is not in the public interest to disclose this information because it contains details relating to the proposed sale price for the properties, disclosure of which will prejudice the Council's position in negotiations.

**Documents exempt from publication:**
Appendix to NET2 disposals PHA.doc

**Consultations:**
Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**
None

**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:**
No

The call-in procedure does not apply to the proposed decision because the delay likely to be caused by the call in process would seriously prejudice the Council's or the public's interests. The Chair of the Overview and Scrutiny Committee (or Vice-Chair) in his/her absence has been consulted and agreed both that the decision proposed is reasonable in all circumstances and that it should be treated as a matter of urgency.

**Person Consulted:** Cllr Brian Parbutt

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The subject properties have been entered into auction on 8 October. If not exempt from call-in, the lots would be withdrawn at cost and re-entered in December. The residential property market at auction is changing at present and there is a concern of receiving a lesser sale price if there is a delay, plus the potential issue of repairs as the winter approaches.

Advice Sought: Legal, Finance

Legal Advice: The proposal to dispose of these properties raises no significant legal issues and is supported. The legal work associated with the sale process will be undertaken by the inhouse legal team and the cost of such work deducted from the capital receipt. Advice provided by Malcolm Townroe (Legal Services Manager) on 01/10/2015.

Finance Advice: The report proposes the sale of the freehold interests in 47 and 49 Gwenbrook Avenue, 51 Fletcher Road and 136 Cator Lane, Beeston. These properties were required to facilitate the construction of NET Line 2 and are now surplus. The City Council will receive capital receipts from the sale of the properties and estimated valuations and terms are included in the exempt appendix. The initial acquisition of the properties was financed from the NET Capital Aquisitions budget and the capital receipts will be credited back to that same budget.

Advice provided by Jim Driver (Finance Service Partner) on 24/09/2015.

Signatures

Jon Collins (Leader & PH Strategic Regeneration & Development)
SIGNED and Dated: 08/10/2015

David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 07/10/2015