

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2230
Author:	Jeremy Bryce
Department:	Development
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Sale of freehold interest in 276a Sneinton Dale, Nottingham
Total Value:	See exempt appendix (Type: Revenue)
Decision Being Taken:	<ol style="list-style-type: none">1. To declare 276a Sneinton Dale, Nottingham surplus to operational requirements and make the premises available to the Corporate Director of Development to sell, subject to no alternative operational, regeneration, community or other requirements being made.2. To grant delegated authority to the Director of Strategic Asset and Property Management to agree terms of sale, including final selling price with the resultant capital receipt being used for the purposes of affordable social housing.
Reasons for the Decision(s)	The property is an old Housing Works Depot situated behind estate built housing on Sneinton Dale and is accessed via a single width drive shared with the Sneinton Allotments. The property requires significant capital investment as the roof is in need of replacement - such repairs are not supported by the limited income stream. It has been identified as having potential for disposal in order to generate a capital receipt for re-investment in affordable housing. Disposal is supported by Housing Strategy.
Other Options Considered:	<ol style="list-style-type: none">1. Continue to let the property. However this is a property in a remote location that requires significant capital investment to maintain a viable income stream.2. Offer for sale by private treaty to the occupying tenant. The recommended option.
Background Papers:	N/A

Published Works:	N/A
Affected Wards:	Dales
Colleague / Councillor Interests:	None
Exempt Information:	
Description of what is exempt:	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 information relating to the financial or business affairs of particular individuals, namely the authority holding the information and the proposed purchaser.
Documents exempt from publication:	Appendix to 276a Sneinton Dale PHA.doc
Consultations:	Date: 05/08/2015
	Ward Councillors: Gul Khan, David Mellen, Neghat Khan
	Cllrs have been made aware of the decision by email on 5.8.2015
	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	None
Equality:	EIA not required. Reasons: No change to policies, services or function.
Decision Type:	Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 12/11/2015

Advice Sought: Legal, Finance

Legal Advice: The proposal to sell the property on the terms set out in the exempt appendix raises no significant legal issues and is supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 05/10/2015.

Finance Advice: The decision to sell the freehold interest in 276a Sneinton Dale will generate a capital receipt for the City Council on the terms set out in the exempt appendix. The property is in the ownership of the Housing Revenue Account. Provided that the capital receipt is used for the purposes of affordable social housing, the full amount can be used as additional capital resources. Alternative uses would require 75% of the receipt to be paid over to DCLG under the capital receipts pooling arrangements.

Advice provided by Jim Driver (Finance Service Partner) on 14/08/2015.

Signatures

Jon Collins (Leader & PH Strategic Regeneration & Development)
SIGNED and Dated: 04/11/2015
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 23/10/2015