

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2307
Author:	Rodney Alan Martin
Department:	Development
Contact:	Rodney Alan Martin (Job Title: Senior Surveyor, Email: rod.martin@nottinghamcity.gov.uk, Phone: 01158763075)
Subject:	The Sandfield Centre, Derby Road, Nottingham
Key Decision (decision valued at more than £1million):	Yes
Total Value:	As per exempt appendix (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. To select a developer to purchase the freehold interest in the Former Sandfield Centre, Sandfield Road, Lenton, Nottingham NG7 1QH as recommended in the exempt appendix2. To delegate authority to the Director of Strategic Asset and Property Management, in consultation with the Leader / Portfolio Holder for Strategic Regeneration, Development and Property Management to agree final terms of sale including the final sale price.
Reasons for the Decision(s)	Following an open marketing exercise undertaken in house by Nottingham City Council which concluded 31 July 2015, considerable work has been undertaken to analyse bids received and consult with Councillors as to the most appropriate purchaser for this key development site. A decision is now required in order that a sale is concluded with development commencing during 2016.
Other Options Considered:	Not to sell the Sandfield Centre site. This option was rejected as the site has been declared surplus and demolition in preparation for future development is currently underway.
Background Papers:	

Unpublished background papers:

SANDFIELD CENTRE site plan.pdf

Published Works:

Affected Wards:

Radford and Park

Colleague / Councillor Interests:

None declared

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The appendix , and finance advice.

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 detailed terms of the transaction. Disclosure of the information may prejudice the councils and purchasers position by disclosing commercially sensitive information.

Documents exempt from publication:

Sandfield Centre exempt Appendix.docx, The Sandfield Centre - Exempt Finance Advice.docx

Consultations:

Date: 16/10/2015
Ward Councillors: Jon Collins, Liaqat Ali, Anne Peach, Ilyas Aziz
The Council's Regeneration Manager consulted with Radford Ward Councillors 16th October 2015.The Leader of the Council was consulted 7th December 2015, the outcome of these consultations are contained within the exempt appendix.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

Redevelopment of the site will reduce the risk of anti social gatherings in the vicinity.

Equality:

EIA not required. Reasons: No recommendations are made which refer to changing policies, services or functions.

Relates to Council Property Assets:

Yes

Decision Type:

Leader's Key Decision

Subject to Call In:

Yes

Call In Expiry date:

27/01/2016

Advice Sought:

Legal, Finance

Legal Advice:

Whichever developer is chosen the sale must be for best consideration in order to comply with Section 123 of the Local Government Act 1972.

Legal Services will draft a contract for sale of the Site to the chosen developer. The contract will be conditional upon the developer obtaining planning permission (any Section 106 issues will be dealt with through the planning process). If planning permission is granted the developer will then proceed to acquire the site and this will be subject to all necessary covenants in respect of use and will also require the developer to develop the site by a certain date to avoid land banking.

There are no other significant legal issues.

Advice provided by Rebecca Beecroft (Solicitor) on 29/12/2015.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix.

Advice provided by Jim Driver (Finance Service Partner) on 12/01/2016.

Property Advice:

This is a Property report, no further Property advice is required. Advice provided by Rodney Alan Martin (Senior Surveyor) on 30/12/2015.

Signatures:

Jon Collins (Leader of the Council)
SIGNED and Dated: 20/01/2016

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

SIGNED and Dated: 14/01/2016