

**Delegated Decision Making Form**

REF NO

2349

<b>Decision type</b>	Officer
<b>Department</b>	Development
<b>Subject</b>	Approval of sale terms in respect of 1 Promenade, St Anns, Nottingham, NG3 1HB
<b>Decision</b>	Subject to call-in: Yes
	If <b>NOT</b> subject to call-in Reason and who consulted: Not Applicable
	Total value of decision: As set out in the Exempt Additional Information Page to this Decision.
	Revenue or Capital: Capital
	<u>Decision taken</u>  To authorise the sale of a 999 year leasehold interest in 1 Promenade, St Anns, Nottingham, NG3 1HB, on the terms as set out in this Decision.
<b>Exempt decision</b>	Yes - appendix only
<b>Reason for exemption</b> (including public interest reason)	This report is not exempt from publication.  The appendix sheet attached to this decision is exempt from publication under paragraphs 1, 2 & 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to the financial and business affairs of a particular agreement between the Authority and the Purchaser and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.  If the information which is contained within the Exempt Appendix were to be revealed to the public, this would prejudice the Council's position in obtaining best consideration for the property interests.
<b>Other options considered</b> (with reasons for rejecting options not favoured)	<ol style="list-style-type: none"> <li>1. Not to sell on the agreed terms – This option is not recommended. Not to sell on the terms agreed would not represent best consideration for the Council, as is required of the Council as a Local Authority (Local Government Act 1972 Section 123).</li> <li>2. To sell to the highest bidder following a tender process. This is the recommended option.</li> </ol>

**Reason for decision**

Executive Board approval on 20 October 2009 authorised the Corporate Director of Development and Growth (then Resources) to dispose of Housing Revenue Account assets identified as surplus under the HRA Asset Management Plan of 2007.

The same Executive Board authorised the Corporate Director of Development and Growth to agree terms of sale including reserves and sale prices.

The recommended sale price is the highest of 7 cash offers received.

**Affected wards**

St Anns

**Advice sought**

	Yes	No
Legal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Equality & Community Relations Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Voluntary and Community Sector	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Grants Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Procurement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Details of consultations undertaken**

	Yes	No	Name and Date
Portfolio Holder	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ward Councillors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consulted by email, 15/01/16
Area Committee	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other Council Bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Corp. Directors Affected	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Trades Unions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minority Group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Others (Specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Reasons for not consulting**

Those not consulted are not directly affected by the decision.

**Consultation outcomes**

No concerns raised.

**Background to the decision**

The subject property is a Grade II listed, 6 bedroom end terrace property in derelict condition. The property is declared surplus due to the substantial level of disrepair throughout and the extent of accommodation offered, which is excessive against the requirements of the Council's housing stock.

A full marketing campaign has been undertaken and tender process managed by Nottingham Property Plus; a good level interest was received.

**Declared interests**

No declared interests

**Dispensation by Standards Committee**

Date: n/a	Dispensation reference: n/a
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**Equalities**

Has the equality impact of the decision been assessed?

NO - Not required   
YES - equality impact assessment attached

**Social Value Implications**

This Decision does not give rise to any Social Value implications.

**Crime and Disorder Implications**

This Decision does not give rise to any Crime and Disorder implications.

**Published documents**

Exec Board Reports:  
HRA Asset Management Plan - Dec 2007  
Disposal of HRA assets - Capital Programme 20 Oct 2009

**Contact person**

Emma Wilcock *EW 19/2* *PAM 19/2* Contact No. (0115) 9763077  
Email: emma.wilcock@nottinghamcity.gov.uk

**Scheme of Delegation reference number**

244 & Exec Board Approval

Authorised signatory: Kevin Shutter  
(Print name) Director of Strategic Asset and Property Management

Signature: *K Shutter*

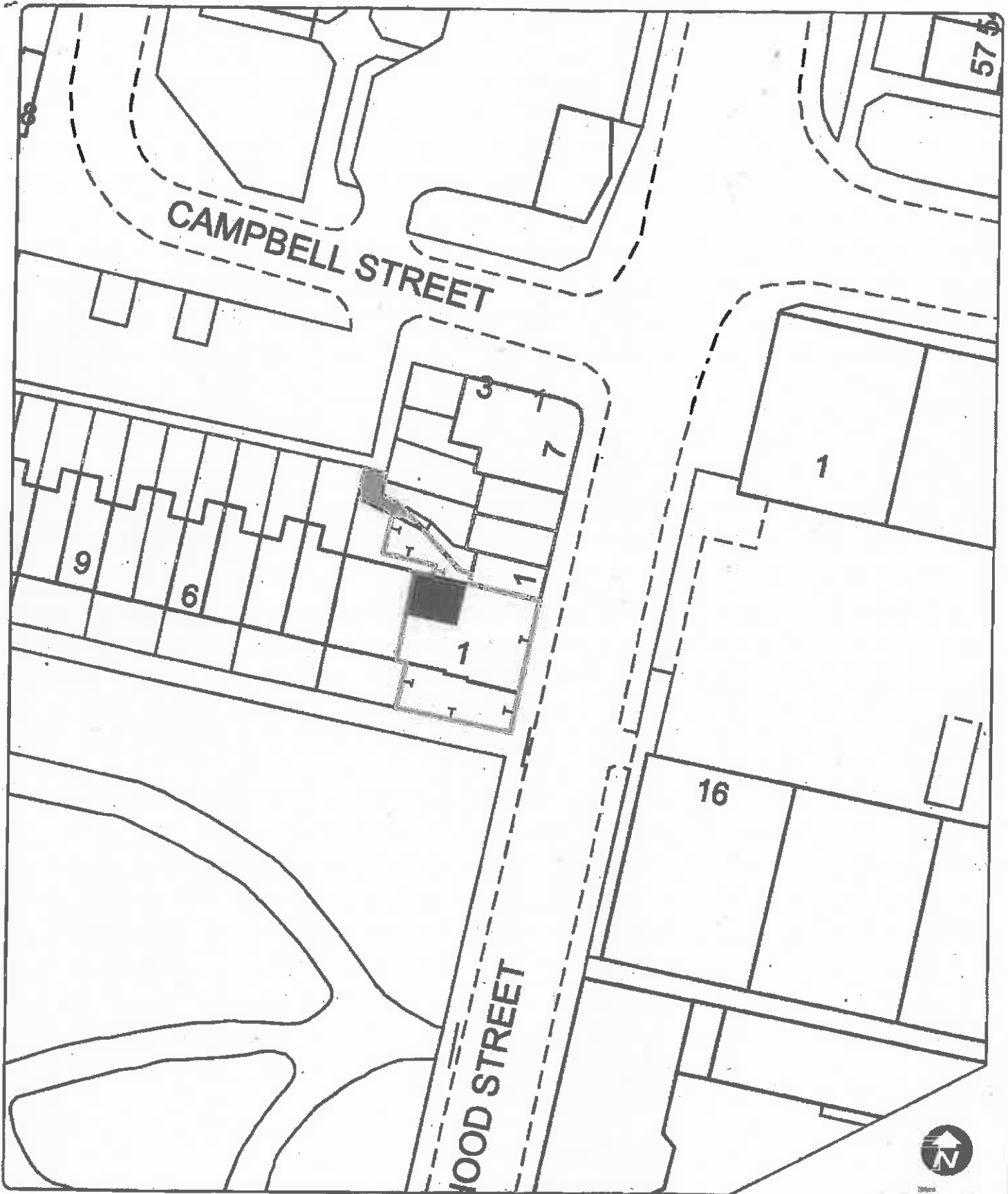
Date: 24/2/16

**To be completed by Constitutional Services**

Date published: 24/02/16

Last date for Call-in: ~~16~~ 02/03/16





1 Promenade

Scale @ A4 = 1:500