

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2381
Author:	Jeremy Bryce
Department:	Development
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Demolition of Springwood Day Centre and sale of the cleared site
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. To demolish all buildings on the site and to request dispensation from tendering requirements under Contract Procedure Rule 5.1.2 which is required in accordance with Financial Regulation 3.29; the reasons for which are detailed in the exempt appendix.2. To make the cleared site available to the Director of Strategic Asset and Property Management to sell, subject to no alternative operational, regeneration, community or other requirements being identified.3. To delegate authority to the Director of Strategic Asset and Property Management to agree the method/terms of sale, including the final selling/reserve price for the property.
Reasons for the Decision(s)	Executive Board of 22nd January 2013 declared these premises surplus (which comprise a purpose built day centre for adults with learning difficulties occupying a 6.26 acre site identified edged red on the attached plan) but made no provision for an approval to demolish or the required delegations to approve property decisions required to establish the best method of disposal or the setting of final sale/reserve prices, which are required to facilitate the timely sale of the site.

Other Options Considered:

Re-use the building for operational purposes. However, once vacated there is no alternative use identified for the premises.

Hold the buildings vacant pending sale. The premises are located in an isolated area and security measures will be needed to minimise the risk of considerable damage to the premises, including break-ins, theft and potentially arson. Boarding up of the premises has been considered but would be an impractical cost to the service as a potential purchaser would be unlikely to reuse or adapt the buildings. Alternatively, ensuring security of the site would require 24 hour, 7 days a week static guarding; or at the very least frequent roving patrols. The total estimated costs per week associated with this option are detailed in the exempt appendix.

Demolition of the buildings and securing the cleared site. The recommended option. An estimate to demolish the buildings has been costed and is included in the exempt appendix. These costs alone can be included in the Capital Programme and met from the capital receipt. The costs of any initial security fencing and on-going security measures will be met by the service until the site is sold. (Security costs being a Revenue expenditure which cannot be recovered from the capital receipt)

Background Papers:

This site was formally declared surplus to operational requirements by Children and Families at Executive Board on 22nd January 2013 and is due to close to on 4th January 2016. On completion of demolition the site will be available for disposal and redevelopment. Both the demolition and security provisions are necessary to facilitate redevelopment and as a consequence the completion of these works prior to a sale will help ensure the highest possible capital receipt to the council.

Published Works:

Affected Wards:

Mapperley

Colleague / Councillor Interests:

Any Information Exempt from publication:

Yes

Dispensation from Financial Regulations:

Yes

Exempt Information:

Description of what is exempt:

The 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 Appendix to this report is exempt from publication under Paragraph 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to the financial or business affairs of particular individuals (namely the authority holding the information and the prospective purchasers) and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

It is not in the public interest to disclose this information because it contains details relating to the proposed marketing strategy for the property, disclosure of which may prejudice the Council's position in negotiations.

Documents exempt from publication:

Springwood Centre and site area.pdf, Exempt Appendix Springwood Centre PHD RM.docx

Consultations:

Date: 18/12/2015

Ward Councillors: Rosemary Healy, Leslie Ayoola, Chris Tansley

Councillors consulted 18.12.2015

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

Crime and Disorder Act 1998 requires local authority's to mitigate any anti-social behaviour issues regarding its land and buildings. To this end the site should be securely fenced before and after demolition.

Equality:

EIA not required. Reasons: This decision does not include proposals for new or changing policies, services or functions.

Social Value Considerations:

Dispensation under Contract Procedure Rule 5.1.2 requested.

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

23/03/2016

Advice Sought: Legal, Finance, Procurement, Other: Paul Haigh(paul.haigh@nottinghamcity.gov.uk)

Legal Advice: This proposal poses no significant legal issues.
Advice provided by Rebecca Beecroft (Solicitor) on 28/01/2016.

Finance Advice: The capital cost of this decision will be offset against the capital receipt generated from the sale of the cleared site.

The revenue costs described in the exempt appendix to be met by the Children and Adults Directorate are the maximum that will be incurred. As long as the initiative is progressed in a timely fashion, the costs will be significantly below the totals described. There is currently capacity within the 2015/16 Home Care budget, where savings have been made in excess of those incorporated into the MTFP, to meet these one off costs.

The decision to dispense with CPR 5.1.2 is reasonable in the light of the circumstances described in the exempt appendix.

Advice provided by Ian Greatorex (Finance Business Partner) on 28/01/2016.

Procurement Advice: A dispensation from CPR 5.1.2 is required in accordance with the Council's financial regulations. If granted, there are no significant procurement concerns with this proposal. Advice provided by Sue Oliver (Category Manager - Procurement) on 13/01/2016.

Other Advice: The demolition and re-sale of the land forms part of the Adult Provison estate plan 2012 - 2015 that was agreed by the Executive Board January 2013.

The service also accepts the proposed site security costs associated with the demolition up to the maximum amount indicated within the exempt section of this report. Paul Haigh - Head of Adult Provision - 11.1.2016 Advice provided by Paul Haigh (Head of Service) on 28/01/2016.

Signatures

Jon Collins (Leader & PH Strategic Regeneration & Development)
SIGNED and Dated: 11/03/2016
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 08/03/2016
Theresa Channell (Head of Corporate and Strategic Finance) - Dispensation from Financial Regulations
SIGNED and Dated: 09/03/2016
Chief Finance Officer's Comments: