

**EXECUTIVE BOARD – 18 MARCH 2014**

<b>Subject:</b>	Proposed development of Land at Carlton Road, Nottingham		
<b>Corporate Director(s)/ Director(s):</b>	David Bishop, Corporate Director for Development Stuart Knight, Director of Strategic Asset and Property Management		
<b>Portfolio Holder(s):</b>	Councillor Graham Chapman, Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration		
<b>Report author and contact details:</b>	Simon Peters, Acting Head of Estates <a href="mailto:simon.peters@nottinghamcity.gov.uk">simon.peters@nottinghamcity.gov.uk</a> 0115 876 5475		
<b>Key Decision</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Subject to call-in</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Reasons:</b> <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision			<input type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Total value of the decision:</b> In the exempt appendix			
<b>Wards affected:</b> St Ann's	<b>Date of consultation with Portfolio Holder(s):</b> 27 February 2014		
<b>Relevant Council Plan Strategic Priority:</b>			
Cutting unemployment by a quarter			<input checked="" type="checkbox"/>
Cut crime and anti-social behaviour			<input checked="" type="checkbox"/>
Ensure more school leavers get a job, training or further education than any other City			<input checked="" type="checkbox"/>
Your neighbourhood as clean as the City Centre			<input checked="" type="checkbox"/>
Help keep your energy bills down			<input type="checkbox"/>
Good access to public transport			<input type="checkbox"/>
Nottingham has a good mix of housing			<input type="checkbox"/>
Nottingham is a good place to do business, invest and create jobs			<input checked="" type="checkbox"/>
Nottingham offers a wide range of leisure activities, parks and sporting events			<input type="checkbox"/>
Support early intervention activities			<input type="checkbox"/>
Deliver effective, value for money services to our citizens			<input checked="" type="checkbox"/>
<b>Summary of issues (including benefits to citizens/service users):</b>			
<p>The land outlined on the attached plan comprises the site of the former Albany Works together with the site of the former Co-op store and the public highway – Seymour Street which will be subject to an application for road closure. The land and buildings have been vacant for a considerable time and require redevelopment.</p> <p>Proposals have been submitted to redevelop the land (subject to planning permission) for a new food store. There is a recognised need in this area for a new food store to replace the former Co-op.</p> <p>The land is in several ownerships and the proposed recommendations will draw together the various property interests to enable a comprehensive redevelopment.</p>			
<b>Exempt information:</b>			
<p>An appendix 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 persons (including the authority holding that information) 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 includes details of the proposed terms of sale including the price for land/property which, if disclosed, will prejudice the Council's position in the sale negotiations.</p>			

**Recommendation(s):**

- 1 To enter into an agreement with Blueprint (Nominees) Ltd to facilitate the redevelopment of the land at Carlton Road, as identified on the attached plan, on the terms shown in the exempt appendix.
- 2 To sell the freehold interest in the site of the former Co-op store, shown on the attached plan, on the terms shown in the exempt appendix.

**1 REASONS FOR RECOMMENDATIONS**

- 1.1 To enable delivery of a comprehensive redevelopment of the land shown on the attached plan, comprising a brownfield site and vacant building, for a new food store (subject to planning permission and road closure), and will secure a capital receipt for the Council's interest in the land.

**2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

- 2.1 The land shown on the attached plan comprises the site of the former Albany Works together with the adjoining former Co-op store (identified by shading on the plan).
- 2.2 Nottingham City Council owns the freehold interest in the site of the former Co-op store subject to a 99 year ground lease from December 1979 at a peppercorn rent.
- 2.3 Blueprint (Nominees) Ltd (Blueprint) owns the freehold interest in the remaining land, known as the former Albany Works site.
- 2.4 The Council also has the benefit of a covenant in respect of the Albany Works site which requires the Council's consent to be given for uses other than employment or residential.
- 2.5 The Council has agreed terms previously with Blueprint and has entered a development agreement which enables Blueprint to acquire the Council's freehold interest in the Co-op land and undertake a comprehensive redevelopment of the entire site to provide a 20,000 sq ft (net sales) food store and deliver remediated land for circa 30 homes. (Delegated Decision ref 0289 dated 29 June 2012).
- 2.6 The revised proposal is to develop a larger 27,000 sq ft (net sales) food store with a petrol filling station (subject to planning permission). The revised development will no longer incorporate land for new homes, however, this is not a concern as a large mixed tenure residential redevelopment is taking place in the adjacent Stonebridge area and the capital receipt will enable significant enhancement of the housing offer in neighbouring communities.
- 2.7 The revised terms of the agreement with Blueprint and the sale of the freehold interest of the site of the former Co-op store are designed to ensure delivery of a comprehensive redevelopment and provide payment as set out in the exempt appendix.

**3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

- 3.1 Not to enter into the Agreement with Blueprint and market the Council's property interest for sale to a third party. This option was rejected as it will not consolidate ownership and control of the site and is unlikely to deliver a comprehensive redevelopment.

3.2 Retain the Council interest and market independently. The comprehensive redevelopment of the brownfield Albany works site and the vacant former Co-op store requires the collaboration of all parties with an interest in the land. An independent approach is unlikely to achieve a comprehensive redevelopment.

#### **4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)**

4.1 The report recommends that the Council enters into a revised agreement with Blueprint (Nominees) Ltd and the sale of the Council's freehold interest in the former Co-op store to enable the comprehensive redevelopment of the land for which the Council will receive consideration as set out in the exempt appendix.

#### **5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)**

5.1 The legal implications relating to this proposal are set out in the exempt appendix.

#### **6 SOCIAL VALUE CONSIDERATIONS**

6.1 Not applicable

#### **7 REGARD TO THE NHS CONSTITUTION**

7.1 Not applicable

#### **8 EQUALITY IMPACT ASSESSMENT (EIA)**

Has the equality impact been assessed?

(a) not needed (report does not contain proposals for new or changing policies, services or functions, financial decisions or decisions about implementation of policies development outside the Council)

(b) No

(c) Yes – Equality Impact Assessment attached

#### **9 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)**

9.1 None

#### **10 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT**

10.1 Delegated Decision ref 0289 dated 29 June 2012

#### **11 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT**

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