

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2447
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Department:	Development
Contact:	Emma Wilcock (Job Title: Estates Surveyor, Email: emma.wilcock@nottinghamcity.gov.uk, Phone: 01158763077)
Subject:	Demolition of the former Beechdale Swimming Centre, Beechdale Road, Nottingham
Total Value:	Up to £325,000-£390,000 subject to quotes returned on procurement (Type: Capital)
Decision Being Taken:	To commission the demolition of the Former Beechdale Swimming Centre, as early as possible, maximising the capital receipt to be achieved on sale of the site and reducing risk of anti social behaviour which may be targeted at the surplus and vacant property.
Reasons for the Decision(s)	<p>On 22 May 2012 the Executive Board approved the report 'Harvey Hadden Leisure Centre Development Project'; the report included the decision to dispose of the Beechdale Swimming Centre for redevelopment on terms to be agreed by the Director of Strategic Asset and Property Management.</p> <p>The property has been marketed for sale with satisfactory offers being received - recommendations in respect of a suitable purchaser will be made to the Director of Strategic Asset and Property Management in due course.</p> <p>It is clear from analysis and breakdown of the offers received, that the Council will be able to demolish the property at a lower cost than the prospective purchasers have projected in their cost appraisals. Sale of the cleared site will therefore allow the Council to achieve a higher capital receipt; with the prospective purchasers effectively adding back their projections of cost, to their offer.</p> <p>The sale of the property will be subject to Planning and could therefore take 9-12 months to complete; demolition of the property therefore bears additional benefits in relation to security and safety; the Council's security costs will be substantially reduced from demolition to completion of sale as will any risks to the safety of trespassers on site.</p>
Other Options Considered:	<p>Not to demolish the property - this is not a recommended option. Offers received for the property suggest that prospective purchases will pay more for a cleared site. The difference being greater than the cost of demolition to be incurred by the Council, thus proving demolition as financially viable to the Council, in addition to the benefits already mentioned in respect of safety and security.</p>

Background Papers:

None

Published Works:

Executive Board Report (22 May 2012) 'Harvey Hadden Leisure Centre Development Project'
Portfolio Holder Decision Ref. 1995 'Marketing and preliminary due diligence in relation to disposal of Beechdale Baths'

Affected Wards:

Leen Valley

**Colleague / Councillor
Interests:**

No declared interests

**Any Information Exempt
from publication:**

Yes

Exempt Information:

**Description of what is
exempt:**

Financial information which relates to the anticipated receipt to be achieved on completion of sale; information which could prejudice the Council's abilities to achieve best consideration if made publically available.

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 this is commercial sensitive information which could prejudice the Council's position in obtaining best consideration for the site.

**Documents exempt from
publication:**

2016-04-06 Exempt Appendix Beechdale Demolition.docx

Consultations:

Date: 31/03/2016

Ward Councillors: Glyn Jenkins, Mohammed Saghir

No objections have been raised by the Ward Councillors.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

A cleared site will be less of a target to anti-social behaviour than the substantial vacant, high profile and highly visible property which currently remains on the site.

Equality:

EIA not required. Reasons: The decision does not relate to new or changing policies, services or functions; is not a financial decision which will have an effect on services; and is not a decision on implementation of policies developed outside of the Council.

Social Value Considerations:

N/A

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

11/05/2016

Advice Sought:

Legal, Finance, Procurement, Property

Legal Advice:

The decision itself raises no significant legal issues and is based upon the assumption that there are no third party rights or interests which would be affected by the demolition. The property enjoys a shared access with the adjoining ambulance station and it is understood that arrangements have been put in place to preserve this access during the demolition works. The appointment of the demolition contractor will have to comply with relevant regulations as set out in the procurement advice below.

Advice provided by Stephen Fryer (Team Leader Conveyancing) on 12/04/2016.

Finance Advice:

The estimated cost of demolition is in the region of between £325,000 and £390,000. This can be funded from the eventual capital receipt following the subsequent sale of the land.

Advice provided by Georgina Lewis (Finance Analyst) on 12/04/2016.

Procurement Advice:

The decision itself raises no significant procurement issues and is based up on the assumption that the appointment of the demolition contractor will be in line with CPRs and Public Contract Regulations 2105.

Advice provided by Sue Oliver (Category Manager - Procurement) on 06/04/2016.

HR Advice:

Not applicable.

Property Advice:

This is a report of Property - Disposals and Development and additional comments are not therefore required.

Advice provided by Emma Wilcock (Estates Surveyor) on 31/03/2016.

Signatures

Jon Collins (Leader & PH Strategic Regeneration & Development)

SIGNED and Dated: 03/05/2016

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

SIGNED and Dated: 25/04/2016