

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>2460</b>
<b>Author:</b>	<b>Jeremy Bryce</b>
<b>Department:</b>	<b>Development</b>
<b>Contact:</b>	<b>Jeremy Bryce</b> <b>(Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)</b>
<b>Subject:</b>	<b>Sale of 126 square metres of Land at Ransom Drive, Nottingham</b>
<b>Total Value:</b>	<b>see exempt appendix (Type: Capital)</b>
<b>Decision Being Taken:</b>	<b>To declare the land surplus to operational requirements and make the land available to the Director of Strategic Assets and Management to sell, subject to no alternative operational, regeneration or other requirements being identified.</b> <b>To agree terms of sale for the Councils freehold interest in this Housing Revenue land as set out in the exempt appendix with the resultant capital receipt being used for the purposes of social housing.</b>
<b>Reasons for the Decision(s)</b>	<b>The land forms part of a larger area held as amenity land within the Housing Revenue Account (see attached plan). It is a grassed area that requires constant maintenance from revenue budgets. A sale of this land will remove some maintenance liability to the Council whilst allowing the purchaser to provide one further low cost family house in conjunction with its housing development on adjacent land. The site is of no material use to the Housing Revenue Account, only an on-going financial liability. Clean teams regularly have to deal with litter and the occasional fly-tipping on the land. The sale is supported by Housing Strategy.</b>
<b>Other Options Considered:</b>	<b>Not to sell the land. This option was rejected as suitable terms were agreed with the purchaser and there is no operational reason to retain it.</b> <b>Sell the area of land identified. The recommended option.</b>
<b>Background Papers:</b>	<b>None</b>

**Published Works:** **None**

**Affected Wards:** **Mapperley**

**Colleague / Councillor Interests:** **None**

**Any Information Exempt from publication:** **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 public interest in maintaining the exemption outweighs the public interest in disclosing the information because it includes sale prices for land which, if disclosed, will prejudice the Councils position in negotiations relating to the proposed sale.**

**Documents exempt from publication:**

**Springwood Centre.pdf, Appendix to HRA Land at Ransom Drive.doc**

**Consultations:**

**Date: 01/04/2016**

**Ward Councillors: Rosemary Healy, Leslie Ayoola, Chris Tansley**

**Cllrs consulted 12.04.2016**

**Those not consulted are not directly affected by the decision.**

**Crime and Disorder Implications:**

**There are no Crime and Disorder issues that relate to this decision.**

<b>Equality:</b>	EIA not required. Reasons: This decision does not include proposals for new or changing policies, services or functions.
<b>Decision Type:</b>	Officer
<b>Executive Decision?</b>	Yes
<b>Scheme of Delegation Reference Number or Other Source of Delegation:</b>	244 - Sale of Council owned property
<b>Subject to Call In:</b>	No The call-in procedure does not apply to the proposed decision because the delay likely to be caused by the call in process would seriously prejudice the Council's or the public's interests. The Chair of the Overview and Scrutiny Committee (or Vice-Chair) in his/her absence has been consulted and agreed both that the decision proposed is reasonable in all circumstances and that it should be treated as a matter of urgency.
	<b>Person Consulted:</b>
	<b>Consultation Date:</b> 01/01/0001
<b>Advice Sought:</b>	Legal, Finance
<b>Legal Advice:</b>	Legal Services will consider and advise on whether it is necessary for Property to place an open space advertisement pursuant to section 123 Local Government Act 1972. Otherwise the proposals raise no significant legal issues and the necessary terms and conditions will be included in the Agreement for Sale. Advice provided by Rebecca Beecroft (Solicitor) on 21/04/2016.
<b>Finance Advice:</b>	The sale of the land will reduce associated costs including grounds maintenance and also generate a capital receipt for the Housing Revenue Account (HRA), which in turn can be used to finance the Public Sector Housing Capital Programme. The cost of any professional fees including conveyancing will need to be met from the capital receipt received from the sale of the land (the value of which is in the exempt appendix).  Advice provided by Julie Dorrington (Finance Analyst (Housing)) on 13/04/2016.
<b>Signatures:</b>	kevin (Director of Strategic Assets & Property) SIGNED and Dated: 13/05/2016