

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2553
Author:	Beverley Gouveia
Department:	Development
Contact:	Beverley Gouveia (Job Title: Estates Surveyor, Email: beverley.gouveia@nottinghamcity.gov.uk , Phone: 01158762381)
Subject:	Property Investment Acquisition - Nottingham
Key Decision (decision valued at more than £1million):	Yes
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. Approve the purchase of the freehold interest in an industrial property located in Nottinghamshire2. Approve the use of Prudential Borrowing to provide funding for 100% of the purchase price and associated costs.
Reasons for the Decision(s)	<ol style="list-style-type: none">1. The acquisition will result in increased income to the Chamber Estate investment portfolio.2. The purchase will contribute towards the requirements of the Council's property investment strategy.3. The property will provide opportunities for capital and rental growth.4. It will diversify the investment portfolio with a purchase outside the city boundary.5. The property is fully let to an established quality tenant covenant employing local people.
Other Options Considered:	Not to purchase the property. This option was rejected as proceeding with the purchase of this property investment will contribute towards the Council's investment strategy and meet investment targets.
Background Papers:	None.
Published Works:	None.

Affected Wards:	Citywide
Colleague / Councillor Interests:	None.
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	All commercially sensitive information relating to the vendor, tenant and Council has been exempted from this report.
	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 disclosure could prejudice the Council's pre-contract position with the vendor.
Documents exempt from publication:	Exempt Information - Industrial Investment Nottingham FINAL.docx, Xylem Finance Comments.docx, Finance Model 3 50yrs at 2.95 mill Private rd.xlsx
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	The acquisition of this property has no crime and disorder implications.
Equality:	EIA not required. Reasons: An EIA is not required as the decision does not relate to policies, services or functions.
Decision Type:	Leader's Key Decision
Subject to Call In:	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.

Person Consulted: Brian Parbutt

Consultation Date: 06/07/2016

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Advice Sought:

Legal, Finance

Legal Advice:

Of themselves the proposals set out in the report raise no significant legal issues and are supported. Legal Services will undertake all necessary legal work to progress the transaction towards completion in accordance with normal commercial property acquisition protocols. Advice provided by Malcolm Townroe (Legal Services Manager) on 22/07/2016.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix. Advice provided by Tim Gallimore (Senior Finance Assistant) on 27/07/2016.

Signatures:

Jon Collins (Leader of the Council)

SIGNED and Dated: 02/08/2016

Ian Curryer (Chief Executive)

SIGNED and Dated: 28/07/2016