

EXECUTIVE BOARD – 20 SEPTEMBER 2016

Subject:	Sale of the former Neville Sadler Court, Fletcher Road, Beeston, Nottingham NG9 2GT		
Corporate Director(s)/ Director(s):	David Bishop, Deputy Chief Executive/Corporate Director for Development and Growth Kevin Shutter, Director of Strategic Assets and Property		
Portfolio Holder(s):	Jon Collins, Leader/Portfolio Holder for Strategic Regeneration		
Report author and contact details:	Jeremy Bryce, Disposals Surveyor, Strategic Property – Development, Property Plus, 0115 876 3082 jeremy.bryce@nottinghamcity.gov.uk		
Key Decision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subject to call-in	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reasons: <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total value of the decision: See exempt appendix			
Wards affected: Outside of city	Date of consultation with Portfolio Holder(s): 31 August 2016		
Relevant Council Plan Key Theme:			
Strategic Regeneration and Development			<input checked="" type="checkbox"/>
Schools			<input type="checkbox"/>
Planning and Housing			<input type="checkbox"/>
Community Services			<input type="checkbox"/>
Energy, Sustainability and Customer			<input type="checkbox"/>
Jobs, Growth and Transport			<input checked="" type="checkbox"/>
Adults, Health and Community Sector			<input type="checkbox"/>
Children, Early Intervention and Early Years			<input type="checkbox"/>
Leisure and Culture			<input type="checkbox"/>
Resources and Neighbourhood Regeneration			<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):			
<p>Neville Sadler Court was acquired by the NET Project Board from the operator, Housing & Care 21, in June 2014 after the site was temporarily occupied by Taylor Woodrow Alstom (TWA) in October 2012 under provisions set out in the 2009 NET Transport and Works Act Order, in order to facilitate construction of part of the NET Phase Two (NET2) tramway.</p> <p>The land was formally exited by TWA in June 2016 leaving the way open for sale negotiations to be finalised by NET2's consultant commercial surveyor's Bruton Knowles. The results of their marketing and the offers received are detailed in the exempt appendix.</p>			
Exempt information:			
<p>An appendix to the 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 affairs of particular persons (including the authority holding the 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 sale prices for land which, if disclosed, will prejudice the Councils position in negotiations relating to the proposed sale.</p>			
Recommendation(s):			
1 To declare Neville Sadler Court surplus to requirements and enter into an unconditional contract for the sale of the freehold interest with the chosen developer as set out in the exempt appendix.			
2 To approve, should the chosen developer not proceed for any reason, to enter into an unconditional contract for the sale of the freehold interest with the next preferred bidder, as set out in the exempt appendix.			
3 To delegate authority to the Director of Strategic Assets and Property, in consultation with the			

Leader/Portfolio Holder for Strategic Regeneration to agree final terms of sale, including the final selling price.

4 To approve that the capital receipt, less any sale costs, to be returned to the Nottingham Express Transit (NET) Capital Acquisitions budget.

1 REASONS FOR RECOMMENDATIONS

1.1 The land was formally exited by TWA in June 2016 leaving the way open for sale negotiations to be completed by NET2's consultant commercial surveyor's Bruton Knowles. The results of their marketing and the offers received are detailed in the exempt appendix. The terms to be agreed by this report are wholly unconditional and will ensure a sale is carried out in a timely fashion at best consideration.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

2.1 The site has been marketed by Bruton Knowles from 5 May 2016 through to the 24 June 2016 both locally and nationally. This has resulted in 27 offers being received for the property. The original development comprised 31 residential flats and various communal buildings which were part demolished to make room for the NET2 tramway; leaving only 28 flats set over two floors in three full blocks.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

3.1 Retain the properties for operational use. This option was rejected as no operational need has been identified for buildings which are outside of the city boundary.

3.2 Leave the site vacant and unsold. This option was rejected as periodic costs for maintenance and security would be on going. In addition, a capital receipt for the land would remain unrealised.

4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

4.1 The report proposes the sale of the freehold interest in Neville Sadler Court, Beeston. These premises were acquired to facilitate the construction of NET Line 2 and are now surplus. The City Council will receive a capital receipt from the sale of these premises and the terms of the sale are included in the exempt appendix. The initial acquisition was funded from the NET Capital Acquisitions budget and the capital receipt will be credited back to that same budget.

5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND INCLUDING LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

5.1 The proposals set out in the report give rise to no significant legal issues. Legal Services will undertake the requisite legal work in connection with the sale and through that process will take all such steps as are necessary to protect the Council's position in respect of any necessary covenants, easements, exceptions, reservations or conditions.

6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

6.1 Strategic Assets & Property are the authors of this report.

7 SOCIAL VALUE CONSIDERATIONS

7.1 N/A

8 REGARD TO THE NHS CONSTITUTION

8.1 N/A

9 EQUALITY IMPACT ASSESSMENT (EIA)

9.1 Has the equality impact of the proposals in this report been assessed?

No

An EIA is not required because:

This report does not contain proposals for new or changing policies, services or functions, or decisions about the implementation of policies developed outside the city.

Yes

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

10.1 None.

11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

11.1 Executive Board 19 July 2011 – Nottingham Express Transit (NET) Phase Two Procurement

12 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

12.1 Steve Hemingway – NET Project Manager – 62822
Malcolm Townroe – Head of Legal Services – 64332
Thomas Straw – Finance Manager – Capital – 63659