

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2574
Author:	James Dymond
Department:	Communities
Contact:	Eddie Curry (Job Title: Head of Parks and Open Spaces, Email: eddie.curry@nottinghamcity.gov.uk, Phone: 01158764982)
Subject:	Sale of 1 Top Valley Cottages, Ridgeway, Nottingham
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. To declare 1 Top Valley Cottages, Ridgeway, Nottingham NG5 9LQ surplus to operational requirements and to make the premises available to the Director of Strategic Assets and Property to sell, subject to no alternative investment, regeneration or other requirements being identified.2. To grant delegated approval to the Director of Strategic Assets and Property to agree terms of sale for the Council's freehold interest in the premises as set out in the exempt appendix.3. To approve the grant of any rights, licences, easements and wayleaves required over adjoining land to facilitate the sale of the premises.4. To appoint external agents/auctioneers to act on the Councils behalf as appropriate for the means of disposal.5. Leisure to remain responsible for the holding/revenue costs of the premises until sold, however any incidental costs incurred by Leisure in preparing the premises for sale to be reserved out of the sale price.
Reasons for the Decision(s)	<p>1 Top Valley Cottages is no longer required as a Service Tenancy property by the Parks and Open Spaces Service as the adjacent park is managed by a mobile gardening team and has an on-site depot. Other duties are also aided by the Leisure Centre and other on-site teams.</p> <p>The property is currently in a poor state of repair and the existing tenant will be re-housed as part of the process.</p> <p>It is therefore proposed to dispose of the property to generate a capital receipt for Nottingham City Council.</p>

Other Options Considered: To not sell 1 Top Valley Cottages. This option has been discounted because, if the property is not sold, it will continue to be an unnecessary drain on the Service's resources.

Background Papers: None

Published Works: None

Affected Wards: Bulwell Forest

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: Information on the property valuation is exempt from publication.

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 the property is due to be sold and if at auction, disclosing this information could compromise the sale price.

Documents exempt from publication:

Appendix to 1 Top Valley Cottages PHA.doc

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

None

Equality:

EIA not required. Reasons: There is no proposal for new or changing policies / services / functions or financial decisions that would have a major impact on services.

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

30/08/2016

Advice Sought:

Legal, Finance, Property

Legal Advice:

**The proposals set out in the report raise no significant legal issues and are supported.
Advice provided by Malcolm Townroe (Legal Services Manager) on 28/07/2016.**

Finance Advice:

**1.The sale of this property will generate a capital receipt for the Council.
2.This sale will reduce the pressure on the Parks and Open Spaces repairs budget and the loss of annual rent of £775 can be contained within the existing budgets and the MTFP.
3. Any incidental costs relating to the sale of this property can be recovered from the capital receipt.
Advice provided by Steve Ross (Finance Analyst) on 23/06/2016.**

Property Advice:

The property is currently occupied and should only be marketed once vacant possession has been gained, it is expected to be returned in a poor condition.

The property stands within parkland which continues to be used for operational purposes. Given the assumed amount of work to bring the property back into modernised condition it may prove difficult to attract an acceptable purchaser prepared to make the necessary investment to bring it back into use. Therefore it is recommended that Parks and Open Spaces retain responsibility for the maintenance and security of the property until any sale is completed.

The property is not considered suitable for any alternative operational use due to its unique location and poor state of repair.

The capital receipt is discussed in the attached appendix.

Advice provided by Jeremy Bryce (Surveyor) on 04/07/2016.

Signatures

David Trimble (Portfolio Holder for Leisure and Culture)
SIGNED and Dated: 19/08/2016
Andrew Vaughan (Corporate Director Commercial and Operations)
SIGNED and Dated: 18/08/2016