

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

2575

Author:

Emma Wilcock

Department:

Development

Contact:

Emma Wilcock

(Job Title: Senior Estates Surveyor, Email: emma.wilcock@nottinghamcity.gov.uk, Phone: 01158763077)

Subject:

Sale of Former Padstow School Site, Eastglade Road, Bestwood, Nottingham

Key Decision (decision
valued at more than
£1million):

Yes

Total Value:

See exempt appendix (Type: Capital)

Decision Being Taken:

- 1) To authorise the grant of an Option Agreement to Nottingham City Homes on the former Padstow School site, Eastglade Road, Bestwood, Nottingham, with a view to completing a sale of the same.
- 2) To delegate authority to the Director of Strategic Assets and Property to agree the final terms of the Option Agreement with Nottingham City Homes.
- 3) To delegate authority to the Director of Strategic Assets and Property to agree the final sale price of the Former Padstow School Site, Eastglade Road, Bestwood, under the terms of the Option, to be Market Value at the time the Option is exercised.

Reasons for the Decision(s)	<p>'Padstow School Site' comprises a cleared site of approximately 24.5 acres (9.93 ha), steeply sloping in parts. Padstow School closed in 2000, with the site becoming surplus to the operational requirements of the Council as a result. The Council has continued to receive an income since this time, from telecommunications masts and an electricity substation on the land. In order to facilitate the development by providing the purchaser with the option to negotiate the relocation of these facilities, if so required, it is proposed to include them in the sale of the site.</p> <p>Nottingham has a recognised housing need; this site is allocated for residential use in the emerging Local Plan and offers potential to contribute 216+ new homes to the city.</p> <p>Nottingham City Homes is a trusted partner and has approached the Council with proposals for a scheme comprising a housing mix that meets the City's current to long term housing need; market sale, market rent and social housing tenures.</p> <p>Nottingham City Homes propose development of homes to a high specification and of high quality (as per proven track record with recent developments across Nottingham), whilst paying market value for the site. This is an opportunity for the Council to achieve best consideration in financial terms whilst also ensuring delivery of high quality and affordable homes, in a timely manor.</p> <p>Timescales for ground investigations and submission of a Planning Application will be drawn into the Option Agreement and timescales for phased construction will also be stipulated.</p>
Briefing notes documents:	Plan Red Line Former Padstow School.pdf
Other Options Considered:	To advertise sale on the open market - This option is not recommended as Nottingham City Homes have made an offer to acquire at market value subject to the satisfactory ground investigations and planning permission that they will procure, speeding up delivery of new homes on this site.
Background Papers:	No Background Papers.
Published Works:	No Published Documents.
Affected Wards:	Bestwood
Colleague / Councillor Interests:	No declared interests.
Any Information Exempt from publication:	Yes

Exempt Information:

Description of what is exempt:

An indication of the anticipated sale price, based on the current estimation of Market Value.

Details of the leases which encumber the site and which are to be included in the sale.

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 position in maximising the return on the sale of the site.

Documents exempt from publication:

2016-07-16 Exempt Appendix sale of Padstow Main.docx

Consultations:

Date: 11/11/2015

Ward Councillors: Brian Grocock, David Smith, Mick Wildgust

Councillor Smith questioned whether the tenure mix has been used elsewhere and with what levels of success - Councillors satisfied with confirmation that it had and with the explanation of benefits to be provided, based on experience.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

It is not considered that this decision introduces any specific Crime and Disorder implications. It may be that there occurs occasional acts of vandalism, or antisocial behaviour at the site; on sale of the site, the developer (NCH) will be responsible for site security and on completion of the development individual owners and owner-occupiers will be responsible for the security in the vicinity of their own property.

Equality:

EIA not required. Reasons: This report does not contain proposals for new or changing policies, services or functions, or decisions about the implementation of policy development outside the Council.

Relates to Council Property Assets:

Yes

Decision Type:	Leader's Key Decision
Subject to Call In:	Yes
Call In Expiry date:	30/08/2016
Advice Sought:	Legal, Finance, Procurement
Legal Advice:	<p>The decisions set out in the report raise no significant legal issues and are supported. The proposed disposal will still need to be made in compliance with the relevant statutory disposal consent which Legal Services will give further advice on as and when required.</p> <p>Advice provided by Malcolm Townroe (Legal Services Manager) on 28/07/2016.</p>
Finance Advice:	<p>This advice is exempt from publication and is contained within an exempt appendix.</p> <p>Advice provided by Georgina Lewis (Finance Analyst) on 18/07/2016.</p>
Procurement Advice:	<p>Unless advised otherwise by Legal Services, this proposal would seem to satisfy the conditions for being a land sale rather than a public works contract; therefore there would be no procurement implications and no action required in accordance with either Nottingham City Council's Contract Procedure Rules or the Public Contracts Regulations.</p> <p>Advice provided by Jonathan Whitmarsh (Procurement Officer) on 15/07/2016.</p>
Property Advice:	<p>This is a report of Property Services; no additional comment/advice is required.</p> <p>Advice provided by Emma Wilcock (Senior Estates Surveyor) on 13/07/2016.</p>
Signatures:	<div>Jon Collins (Leader of the Council)</div> <div>SIGNED and Dated: 22/08/2016</div> <div>David Bishop (Deputy CE, CD for Development and Growth)</div> <div>SIGNED and Dated: 02/08/2016</div>