

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2602
Author:	Peter Carroll
Department:	Development
Contact:	Peter Carroll (Job Title: Portfolio and Investment Manager, Email: property.investment@nottinghamcity.gov.uk , Phone: 63602)
Subject:	Property Investment Acquisition
Key Decision (decision valued at more than £1million):	Yes
Total Value:	Exempt (Type: Capital and Revenue)
Decision Being Taken:	<ol style="list-style-type: none">1. Approve the purchase of the freehold interest in an office premises located outside of Nottingham.2. 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 employing local people.
Other Options Considered:	Not to purchase the property. This option has been rejected as proceeding with the purchase of the 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 - Property Investment Stratford_rev_070916.docx, Acquisition - Financial comments on the purchase of Heron.docx, Heron House - Site and location plan.docx
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	The acquisition of the 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:	Yes

Call In Expiry date: 29/09/2016

Advice Sought: Legal, Finance

Legal Advice: From a legal perspective the proposed investment raises no significant legal issues and, on the basis of the case outlined, is supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 14/09/2016.

Finance Advice: This advice is exempt from publication and is contained within an exempt appendix

Signatures:
Jon Collins (Leader of the Council)
SIGNED and Dated: 21/09/2016
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 21/09/2016