

**Delegated Decision Making Form  
(Property Delegations 232 - 251 only - Executive Officer Decisions)**

REF NO
<i>Constitutional Services Use Only</i>

<b>Decision Type</b>	Officer
<b>Department</b>	Development
<b>Subject</b>	Disposal of HRA car park off Loscoe Road
<b>Decision</b>	<p>Subject to call-in: Yes</p> <p><b>If NOT subject to call-in</b> Reason and who consulted: N/A</p> <p>Total value of decision: £76,500</p> <p><b>Revenue or Capital:</b> Capital</p>
<b>Decision taken</b>	To dispose of the freehold site to RCS Filling Limited (Registered Company Number – 04336217) in order for them to provide car parking facilities as part of their serviced offices at a value of £75,000 with a £1,500 contribution to professional fees.
<b>Exempt Decision</b>	No
<b>Reason for exemption</b> (including public interest reason)	N/A
<b>Other options considered</b> (with reasons for rejecting options not favoured)	<p>The option to keep the site has been disregarded as this would mean that the liability for the car park would remain with the Council; and the on-going maintenance and cost involved with this would be with the Council, therefore this option was disregarded as it would mean there would be a continued cost involved with owning the site and no income.</p> <p>The option of gaining planning permission and developing the site was rejected as it was considered it would not be profitable or beneficial to the Council to develop the site due to the liabilities involved. The option of disposing of the site with the benefit of planning permission was rejected and it was felt that the increase in value compared to that of disposing the site as a car park was not of a high enough value, therefore this option was rejected. The terms of sale will include clauses to ensure that the Council benefits from any uplift in value should planning permission for an alternative use be granted, this has been carried out through an overage provision.</p>
<b>Reason for Decision</b>	<p>The site has been deemed surplus to requirements by the HRA department, not providing any income to the Council and has on-going maintenance issues due to the site being used for fly tipping. Therefore HRA have expressed support for the disposal of the site.</p> <p>The disposal of the site will provide a capital receipt for the Housing Revenue Account which can be used to facilitate works elsewhere within the Estate.</p>
<b>Affected Wards</b>	Sherwood

**Advice sought**

	Yes	No
Legal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Equality & Community Relations Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Voluntary and Community Sector	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Grants Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Procurement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Details of consultations undertaken**

	Yes	No	Name and Date
Portfolio Holder	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ward Councillors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cllr Alex Ball, Cllr Brian Parbutt, Cllr Jane Urquhart, 01/09/2016
Area Committee	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other Council Bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Corp. Directors Affected	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Trades Unions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Minority Group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Others (Housing Revenue)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Leon McLean ,17/03/2016

**Reasons for not consulting**

There has been no express consultation about this decision, but regular meetings take place with the Portfolio Holder and Director of Strategic Asset and Property Management on general property matters, which may include this matter. The Decision relates to a day to day business matter where further consultation is not deemed appropriate.

**Consultation outcomes**

All consulted, who responded, were happy with the proposed disposal.

**Background to the decision**

The Council was approached by RCS Filling Limited (Registered Company Number – 04336217) regarding the purchase of the car park for them to provide parking to their customers. After considering the options detailed above it was decided that a disposal should be progressed.

**Declared interests**

None

**Dispensation by Standards Committee**

Date: N/A	Dispensation Reference: N/A
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**Equalities**

Has the equality impact of the decision been assessed?	
NO – Not required	<input checked="" type="checkbox"/>
YES – equality impact assessment attached	<input type="checkbox"/>

**Social Value implications**

There are no Social Value Implications that relate to this Decision.

**Crime and Disorder implications**



There are no Crime and Disorder Implications that relate to this Decision

**Background Papers**

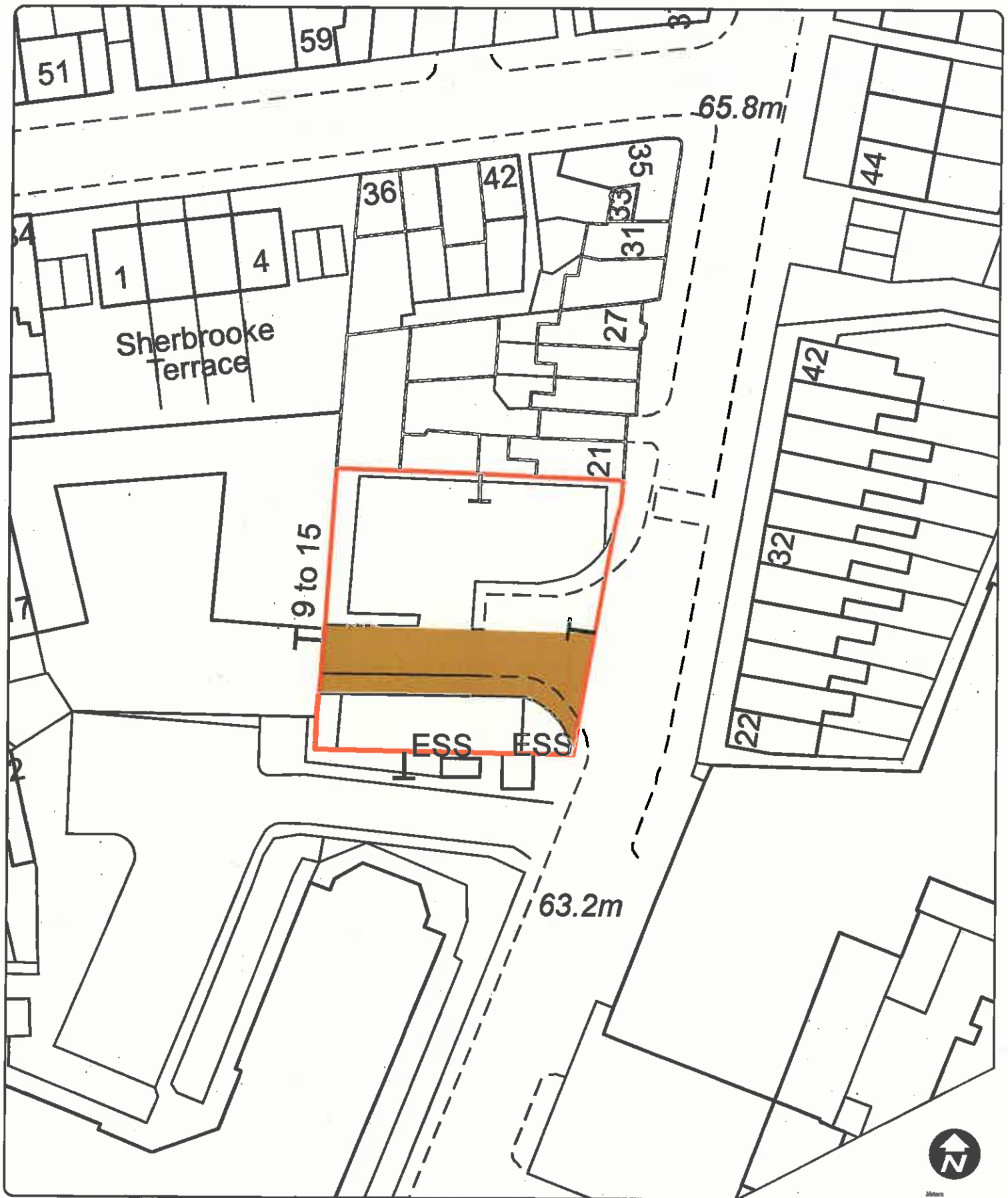
There are no Background Papers which this Decision relies upon.

**Published documents**

There are no Published Documents that have been relied upon to make this Decision.

<b>Uniform / Property Ref (if applicable)</b>	006198A		
<b>Contact Person</b>	Jeremy Bryce - Estates Surveyor jeremy.bryce@nottinghamcity.gov.uk	Contact No.	Ext:63082
<b>Scheme of Delegation Reference Number</b>	244		
<b>Development Manager</b>	Rod Martin		
<b>Signature</b>	R.M. 	Date:	27/9/2016
<b>Director Strategic Assets &amp; Property</b>	Kevin Shutter		
<b>Signature</b>		Date:	27/9/16.





Car Park Off Loscoe Road

Scale @ A4 = 1:500

