

Nottingham City Council Delegated Decision



Nottingham
City Council

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| Reference Number: | 2670 |
| Author: | Jeremy Bryce |
| Department: | Development |
| Contact: | Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082) |
| Subject: | Sale of the freehold interest in the Winning Post Public House, Farnborough Road, Clifton NG11 8GF |
| Total Value: | See exempt appendix (Type: Capital) |
| Decision Being Taken: | <p>To declare The Winning Post Public House, Clifton, Nottingham NG11 8GF surplus to the Property Trading Account and make the premises available to the Corporate Director of Development to sell, subject to no alternative operational, regeneration, community or other requirements being identified.</p> <p>To approve the sale of the freehold interest in the Winning Post Public House on the basis of the terms set out in the exempt appendix. This land forms part of the Chamber estate and therefore any receipt will be reinvested in the Property Trading Account.</p> |
| Reasons for the Decision(s) | The Council granted a 99 year lease in 1954 for the occupation of the land for use as a public house, this lease will expire in 37 years. The operator has agreed to sell their remaining leasehold interest to a developer who in turn has approached the Council to negotiate terms for the sale of the Council's freehold interest. |
| Other Options Considered: | Not to sell the Council's freehold interest. This option has been rejected because the capital receipt would remain unrealised. Satisfactory terms have been agree to sell the councils freehold interest as set out in the exempt appendix. |
| Background Papers: | None |
| Published Works: | None |
| Affected Wards: | Clifton North |

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Proposed sale price and terms of sale of the freehold.

Financial advice.

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 it includes sale prices for land which, if disclosed, will prejudice the Council's position in negotiations relating to the proposed sale.

Documents exempt from publication:

PHD exempt appendix The Winning Post PH.doc, Winning Post Public House sale.docx

Consultations:

Date: 14/10/2016

Ward Councillors: Pat Ferguson, Josh Cook, Andrew Rule

Councillors consulted on 14.10.2016 no objections were raised.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

No crime and disorder implications.

Equality:

EIA not required. Reasons: This report does not contain proposals for new or changing policies, services or functions.

Decision Type:

Portfolio Holder

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| Subject to Call In: | Yes |
| Call In Expiry date: | 01/12/2016 |
| Advice Sought: | Legal, Finance |
| Legal Advice: | The proposals raise no significant legal implications. Legal Services will produce contract documentation to ensure that the terms and conditions of the sale as contained in the exempt appendix are upheld. Advice provided by Rebecca Beecroft (Solicitor) on 14/11/2016. |
| Finance Advice: | This advice is exempt from publication and is contained within an exempt appendix Advice provided by Susan Tytherleigh (Senior Finance Manager) on 12/10/2016. |
| Signatures | Jon Collins (Leader of the Council) |
| | SIGNED and Dated: 23/11/2016 |
| | David Bishop (Deputy CE, CD for Development and Growth) |
| | SIGNED and Dated: 21/11/2016 |