

Nottingham City Council Delegated Decision



Nottingham
City Council

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| Reference Number: | 2680 |
| 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 land at 35 to 41 Gwenbrook Avenue, Chilwell, Nottingham NG9 4BA |
| Total Value: | See exempt appendix (Type: Capital) |
| Decision Being Taken: | To declare surplus and sell the freehold interest in land at 35 to 41 Gwenbrook Avenue NG9 4BA as set out in the exempt appendix. To grant delegated authority to the Director of Strategic Assets and Property to agree the method of sale and final selling price. To appoint external auctioneers to act on the council's behalf to supplement resources. For the capital receipt, less any sale costs, to be returned to Nottingham Express Transit (NET) to help repay initial purchase costs and disbursements. |
| Reasons for the Decision(s) | This property was acquired under Compulsory Purchase Order by way of a transfer dated 12th January 2012 in order to facilitate the NET2 route. Now NET2 line works have been completed this property is now surplus to NET2 requirements and is to be sold back into the open market in order to recoup as much of the original investment as possible. |
| Other Options Considered: | Retain the property for operational use. This option was rejected as no operational need has been identified. |
| Background Papers: | N/A |
| Published Works: | Report taken to Executive Board 19 July 2011 - Nottingham Express Transit (NET) Phase Two Procurement |
| Affected Wards: | Citywide |

Colleague / Councillor Interests: N/A

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: Estimated sales price and Auctioneer's fees

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 contains information relating to the financial affairs of the authority holding the information and any prospective purchasers. It is not in the public interest to disclose this information because it contains details relating to the proposed sale price for land, disclosure of which will prejudice the Council's position in negotiations.

Documents exempt from publication:

Appendix to NET2 disposals PHA.doc

Use of Consultants

Number of Days:30

Rate per Day:58.17

Total value:1745

Start date:14/11/2016

End date:15/12/2016

Reason for using a consultant:

Property Plus does not possess the required resource to carry out auctions.

Other options considered:

None

Name of consultant:

Savills

Reason for selection?

Successfully used in the past for disposals of this type.

Has the consultant previously completed work for the City Council?

Yes, we have sold approx 200 lots using this consultant over the last 5 years.

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| Specific activities to be undertaken by the consultant are: | Marketing, viewings and auction services. |
| Period of engagement: | 30 days |
| By what process was the consultant selected? | Already known to the estates team as competent local auctioneers. |
| Consultations: | Those not consulted are not directly affected by the decision. |
| Crime and Disorder Implications: | There are no crime or disorder implications included in this decision. |
| Equality: | EIA not required. Reasons: This decision does not contain proposals for new or changing policies, services or functions, or decisions about the implementation of policies developed outside the city. |
| Relates to staffing: | Yes |
| Relates to Council Property Assets: | Yes |
| Decision Type: | Portfolio Holder |
| Subject to Call In: | Yes |
| Call In Expiry date: | 15/12/2016 |
| Advice Sought: | Legal, Finance, Human Resources, Property |
| Legal Advice: | The proposals contained in this report do not raise any significant legal issues. Advice provided by Rebecca Beecroft (Solicitor) on 14/11/2016. |
| Finance Advice: | The report proposes the sale of the freehold interests in 3 plots of land between 33 and 43 Gwenbrook Avenue, Beeston. These properties were required to facilitate the construction of NET Line 2 and are now surplus. The City Council will receive capital receipts from the sale of the properties and estimated valuations and terms are included in the exempt appendix. The initial acquisition of the properties was financed from the NET Capital Acquisitions budget and the capital receipts will be credited back to that same budget. Advice provided by Susan Tytherleigh (Senior Finance Manager) on 19/10/2016. |

HR Advice: The team does not possess the resource to undertake auctions therefore use of external specialist expertise is required in this case
Advice provided by Hannah Gemmill (HR Business Partner) on 10/10/2016.

Property Advice: This is a report of the Director of Strategic Assets and Property therefore no Property comments are required Advice provided by
Rodney Alan Martin (Senior Surveyor) on 13/10/2016.

Signatures:

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| Jon Collins (Leader of the Council) |
| SIGNED and Dated: 08/12/2016 |
| Jon Collins (Leader & PH Strategic Regeneration) |
| SIGNED and Dated: 08/12/2016 |
| David Bishop (Deputy CE, CD for Development and Growth) |
| SIGNED and Dated: 06/12/2016 |