

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2717
Author:	Emma Wilcock
Department:	Development
Contact:	Emma Wilcock (Job Title: Senior Estates Surveyor, Email: emma.wilcock@nottinghamcity.gov.uk, Phone: 01158763077)
Subject:	Sale of the (Former) Beechdale Swimming Centre site, Beechdale Road, Nottingham, NG8 3LL
Total Value:	Provided in the exempt appendix to this report (Type: Capital)
Decision Being Taken:	The Director of Strategic Assets and Property to approve an alteration to the sale terms previously approved for the former Beechdale Swimming Centre, as set out in the exempt appendix to this report.
Reasons for the Decision(s)	During the period that Heads of Terms were being negotiated and agreed in respect of this sale, the Government (March 2016) made changes to the Stamp Duty Land Tax costs - these were considered in the approved purchasers appraisal and lead to this request of a slightly reduced offer to be considered.
Other Options Considered:	Not to accept the alteration - this is not the recommended option; the proposed Gross offer remains higher than any of the other 11 offers received for the site. Further, subject to this approval, the purchaser has agreed to accept a minimum sales price be drawn into the contract, as set by the Council and which again ensures a final sales price greater than any other offer received.
Background Papers:	
Unpublished background papers:	2016-05-27 Delegated Decision Sale Terms Beechdale Baths.pdf

Published Works: Delegated Decision Ref: 2479 - Sale of the (Former) Beechdale Swimming Centre site, Beechdale Road, Nottingham, NG8 3LL. 'Harvey Hadden Leisure Centre Development Project' Executive Board, 22 May 2012.

Affected Wards: Bilborough

Colleague / Councillor Interests: No declared interests.

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: Information regarding the value of the gross sale price to be accepted for the freehold interest in the subject property, and the minimum sale price for which the transfer shall be completed (following deduction of any S106 payments, CIL or off site highways contributions).

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 of the offer and assumptions regarding the permitted deductions could prejudice the Council's position in maximising the return on the sale of this site.

Documents exempt from publication: 2016-09-12 Exempt Appendix Sale Terms Beechdale Sale.docx

Consultations: Date: 21/04/2016
Ward Councillors: Glyn Jenkins, Mohammed Saghir
As per the main (previous) decision in relation to the sale of Beechdale Swimming Centre, no objections were raised by Ward Councillors.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:	There are no crime and disorder implications as a direct consequence of this decision that concerns only an alteration to the sales contract which had previously been approved.
Equality:	EIA not required. Reasons: This decision does not relate to new or changing policies, services or functions; is not a financial decision which will have an effect on services; and does not concern the implementation of policies developed outside of the Council.
Relates to Council Property Assets:	Yes
Decision Type:	Officer
Executive Decision?	Yes
£50,000 or more:	Yes
Scheme of Delegation Reference Number or Other Source of Delegation:	Executive Board, May 2012 'Harvey Hadden Leisure Centre Development Project'
Subject to Call In:	Yes
Call In Expiry date:	01/02/2017
Advice Sought:	Legal, Finance, Property
Legal Advice:	This decision does not have any significant legal implications. Legal Services will ensure that the legal documentation reflects the agreed terms. Advice provided by Rebecca Beecroft (Solicitor) on 21/10/2016.
Finance Advice:	The net capital receipt generated from the sale will be used to fund the costs of demolition as detailed in a separate Delegated Decision. The balance of sale proceeds will be used to support the Council's capital programme. Advice provided by Mandy Bryce (Finance Analyst) on 21/09/2016.
Property Advice:	As a report of Property - Disposals and Development, no further advice is required. Advice provided by Emma Wilcock (Senior Estates Surveyor) on 14/09/2016.
Signatures:	Kevin (Director of Strategic Assets and Property) SIGNED and Dated: 26/01/2017