

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2479
Author:	Emma Wilcock
Department:	Development
Contact:	Emma Wilcock (Job Title: 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. (Type: Capital)
Decision Being Taken:	Director of Strategic Assets and Property to approve the sale of the (former) Beechdale Swimming Centre, on terms as set out in the exempt appendix to this report.
Reasons for the Decision(s)	<p>Executive Board approved the 'Harvey Hadden Leisure Centre Development Project', 22 May 2012; this paper included the decision to dispose of the Beechdale Swimming Centre, and delegated authority to the Director of Strategic Assets and Property to agree terms.</p> <p>Following the opening of the improved Harvey Hadden Leisure Centre, Beechdale Swimming Centre became surplus to the Council's operational requirements. Innes England undertook a full marketing campaign on behalf of the Council with 11 offers being received for the freehold interest in the site.</p> <p>Property and the marketing agents, Innes England, have analysed the highest of those offers received; the recommendations of this paper are based on the outcome of that analysis and feedback from Planning in respect of the development proposals put forward.</p>
Briefing notes documents:	Plan 1.1 Site Beechdale Baths.pdf
Other Options Considered:	Not to sell on the terms included in the exempt appendix. This is not recommended; not to sell to the proposed purchaser on the terms included in the exempt appendix would constitute accepting less than best consideration for this property interest, which is not acceptable in accordance with the Local Government Act 1972.

Background Papers:

None.

Published Works:

'Harvey Hadden Leisure Centre Development Project' Executive Board, 22 May 2012.

Affected Wards:

Bilborough

Colleague / Councillor Interests:

None declared.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Information of the recommended purchaser and their offer for the freehold interest in the former Beechdale Swimming Centre.

Values of all offers received for the former Beechdale Swimming Centre.

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 in relation to abnormal development costs could prejudice the Council's position in maximising the return on the sale of this site.

Documents exempt from publication:

2016-04-20 Exempt Appendix Beechdale Sale.docx

Consultations:

Date: 21/04/2016

Ward Councillors: Glyn Jenkins, Mohammed Saghir

No comments or objections have been raised in relation to the principals of this decision. Councillor Jenkins requested that the spokesperson for the residents of a nearby street be kept up to date in respect the development of this site. Emma Wilcock will address this request for the stages prior to exchange of contracts.

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. Prior to redevelopment of the site the purchaser will seek planning permission; Planners will require that risk/opportunity in relation to crime and disorder is designed out of the proposals of any application, so far as possible.

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.

Decision Type:

Officer

Executive Decision?

Yes

£50,000 or more:

Yes

Scheme of Delegation Reference Number or Other Source of Delegation:

Executive Board, 22 May 2012 - 'Harvey Hadden Leisure Centre Development Project'

Subject to Call In:

Yes

Call In Expiry date:

06/01/2016

Advice Sought:

Legal, Finance, Property, Other: Rob Percival(Rob.percival@nottinghamcity.gov.uk)

Legal Advice:

This report does not give rise to any significant legal implications. Legal Services will draft the conditional sale agreement to reflect the proposed terms.

Advice provided by Rebecca Beecroft (Solicitor) on 04/05/2016.

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 Georgina Lewis (Finance Analyst) on 04/05/2016.

Other Advice: As part of their offer, the recommended purchaser has submitted an indicative site layout for planning comment. This has not been tested for accuracy and site constraints but assessed on an informal basis. The approach appears to be broadly acceptable and the most promising of those seen from the bidding process in terms of responding to the site and its context. Acceptability is ultimately dependent on approval of a planning application but the indicative layout would suggest that the scheme is worthy of developing to a detailed level and pursuing to the application stage. Advice provided by Rob Percival (Area Planning Manager) on 17/05/16.

Property Advice: As a report of Property- Disposals and Development, no further Property advice is required. Advice provided by Emma Wilcock (Estates Surveyor) on 21/04/2016.

Signatures: Kevin (Director of Strategic Assets and Property)
SIGNED and Dated: 27/05/2016