

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

|                                    |  |
|------------------------------------|--|
| <b>Reference Number:</b>           | <b>2824</b>  |
| <b>Author:</b>                     | <b>Peter Taylor</b>  |
| <b>Department:</b>                 | <b>Development</b>   |
| <b>Contact:</b>                    | <b>Peter Taylor</b><br><b>(Job Title: Senior Surveyor, Email: peter.taylor2@nottinghamcity.gov.uk, Phone: 8763017)</b>   |
| <b>Subject:</b>                    | <b>Long leasehold disposal of Avenues D&amp;E and Bath Street properties Sneinton Market</b>   |
| <b>Total Value:</b>                | <b>exempt (Type: Capital)</b>  |
| <b>Decision Being Taken:</b>       | <b>To agree the long leasehold disposal of the former Sneinton Wholesale market known as Avenues D&amp;E and properties fronting Bath Street and Freckingham Street subject to a condition that refurbishment of fire damaged units is completed within 9 months of purchase by way of the principal Heads of Terms in the attached exempt appendix.</b>   |
| <b>Reasons for the Decision(s)</b> | <b>The long leasehold interest of Avenues A-E was purchased by the City in 2014 and Avenues A-C have benefitted from extensive refurbishment for creative lettings with the assistance of European funding and in order to comprehensively complete the regeneration of this area a disposal has been agreed to bring the rest of the development to a similar standard for retail and business use. The sale will be subject to the existing tenancies and the market and fairs office will be available rent free for as long as it is needed.</b> |
| <b>Briefing notes documents:</b>   | <b>Sneinton Market (2).pdf</b>   |
| <b>Other Options Considered:</b>   | <b>Consideration was given to undertaking the refurbishment in-house but due to lack of funding this option was rejected</b>   |
| <b>Background Papers:</b>          | <b>None.</b>   |
| <b>Published Works:</b>            | <b>None.</b>   |

|   |  |
|---|--|
| <b>Affected Wards:</b>  | St Ann's   |
| <b>Colleague / Councillor Interests:</b>  | None.  |
| <b>Any Information Exempt from publication:</b>   | Yes  |
| <b>Exempt Information:</b>  |  |
| <b>Description of what is exempt:</b>   | The premium to be paid and terms are commercially sensitive until the transaction is completed.  |
|   | 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  |
| <b>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b> | The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it may prejudice future negotiations. |
| <b>Documents exempt from publication:</b>   | 20 Tenancy Schedule - Avenues D E, Bath St, Market St and Freckingham St.xls, Ave D&E (1).doc  |
| <b>Consultations:</b>   | Those not consulted are not directly affected by the decision.   |
| <b>Crime and Disorder Implications:</b>   | The sale and refurbishment of these units will help reduce anti social behaviour associated with the derelict and empty units.                             |
| <b>Equality:</b>  | EIA not required. Reasons: This is a property matter   |
| <b>Decision Type:</b>   | Portfolio Holder   |
| <b>Subject to Call In:</b>  | Yes  |

**Call In Expiry date:**

**10/05/2017**

**Advice Sought:**

**Legal, Finance, Property, Other: Nicholas Hibberd(Nicholas.Hibberd@nottinghamcity.gov.uk)**

**Legal Advice:**

**The proposals set out in the report raise no significant legal issues and are supported. The legal work associated with the disposal will be undertaken by the in-house legal team who will take all such steps as are necessary in order to protect the Council's position. Advice provided by Malcolm Townroe (Legal Services Manager) on 23/03/2017.**

**Finance Advice:**

**The capital receipt will support the property trading account and this will support either future investment purchases or will be used to improve the standard of other traded properties to generate more income. Advice provided by Mandy Bryce (Finance Analyst) on 23/03/2017.**

**Other Advice:**

**Disposal of the subject property represents an excellent opportunity to complete the refurbishment of Sneinton Market, an important development site in the heart of the Creative Quarter; an initiative vital to the regeneration of Nottingham.**

**Advice provided by Nick Hibbert (Principal Regeneration Team Leader) 23.03.2017**

**Property Advice:**

**The disposal of the subject property will allow it to be re-developed into a use which compliments the adjacent Sneinton Market and the wider area. The units are in poor condition with a large portion being fire damaged, the sale will facilitate a quick refurbishment of this property to a good and usable standard.**

**The current income from the property is considered insecure, the covenants are poor and rent is secured on short contracted out leases or holding over on expired contracted out leases which is undesirable.**

**A disposal will also minimise holding costs to NCC.**

**Advice provide by Beverley Gouveia (Principal Estates Surveyor) 23.03.2017 Advice provided by Beverley Gouveia (Estates Surveyor) on 23/03/2017.**

**Signatures**

**Jon Collins (Leader & PH Strategic Regeneration)**

**SIGNED and Dated: 02/05/2017**

**David Bishop (Deputy CE, CD for Development and Growth)**

**SIGNED and Dated: 27/04/2017**