

Nottingham City Council Delegated Decision



Nottingham
City Council

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| Reference Number: | 2842 |
| Author: | Jeremy Bryce |
| Department: | Development |
| Contact: | Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082) |
| Subject: | 117A & 117B Sneinton Dale and the adjacent garage court off Durham Avenue, Sneinton Dale, Nottingham NG2 4LW |
| Total Value: | Exempt (Type: Capital) |
| Decision Being Taken: | To declare surplus and agree terms for the sale of the Councils freehold interest in 117A & 117B Sneinton Dale and the adjacent garage court off Durham Avenue as set out in the exempt appendix. The land forms part of the Chamber Estate and therefore any receipt will be reinvested in the Property Trading Account. |
| Reasons for the Decision(s) | <p>The property is in an isolated position to the rear of a small row of terraces on Sneinton Dale with very limited vehicular access from Sneinton Dale itself. The property has very limited passing trade and relies mainly on repeat business and recommendation.</p> <p>The property requires significant capital investment for structural repairs and the provision of welfare facilities, the business case for which is not supported by the limited income stream. It has also been identified in the Trading Account Asset Management Plans as having potential for disposal in order to generate a capital receipt for re-investment in better performing investments.</p> <p>Not to agree terms would mean continued repair obligations and revenue expense to the Trading Account where there is little future chance of any significant uplift in the passing rent.</p> |
| Briefing notes documents: | background briefing note 117A & 117B Sneinton Dale.docx, sale plan 117a & 117b Sneinton Dale and Adjacent Garage Site.pdf |

Other Options Considered:

Continue to let the property. This was rejected as this is a property in an isolated location that requires significant capital investment to maintain a viable income stream.

Offer for sale in the open market. This option was rejected as the occupying tenant is a special purchaser who will pay a higher price for the property than would be achieved selling the property as an investment on the open market.

Background Papers:

Site plan

Published Works:

None

Affected Wards:

Dales

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The sale price and terms

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 could prejudice negotiations

Documents exempt from publication:

Exempt appendix 117A 117B Sneinton Dale.docx

Consultations:

Date: 22/11/2016

Ward Councillors: Gul Khan, David Mellen, Neghat Khan

Cllrs consulted 22.11.2016 no comments received

Date: 28/11/2016

Other:Pippa Hall

The Property Manager agrees to the disposal

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no Crime and Disorder issues surrounding this decision.

Equality:

EIA not required. Reasons: This decision does not involve a change to existing policies, functions or services.

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

19/05/2017

Advice Sought:

Legal, Finance, Property

Legal Advice:

On the basis that the report author has confirmed that the sale price represents "best consideration" as required by s123 Local Government Act 1972 then the decision raises no significant legal issues and is supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 18/01/2017.

Finance Advice:

Property Services will lose an annual rental income from selling this property; however 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.

Property Advice:

Property Plus is the author of this report. Advice provided by Jeremy Bryce (Surveyor) on 22/11/2016.

Signatures

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| Jon Collins (Leader & PH Strategic Infrastructure) |
| SIGNED and Dated: 11/05/2017 |
| David Bishop (Deputy CE, CD for Development and Growth) |
| SIGNED and Dated: 12/05/2017 |