

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	2950
<b>Author:</b>	Peter Carroll
<b>Department:</b>	Development and Growth
<b>Contact:</b>	David Powell (Job Title: Senior Estates Surveyor, Email: david.powell@nottinghamcity.gov.uk, Phone: 01158763914)
<b>Subject:</b>	Property Investment Acquisition - Project Minster
<b>Key Decision (decision valued at more than £1million):</b>	Yes
<b>Key Decision (decision affects 2 or more wards):</b>	Yes
<b>Total Value:</b>	Exempt (Type: Capital)
<b>Decision Being Taken:</b>	1. To approve the purchase of the freehold interest in the property detailed in the exempt appendix "Exempt Information - Project Minster" at the cost detailed in the same.2. To approve the use of Prudential Borrowing to fund 100% of the purchase, including costs.3. To approve becoming a member of any Management Company set up as part of the larger estate4. To approve using the existing or appointing new managing agents for the common parts of the site.
<b>Reasons for the Decision(s)</b>	1. The acquisition will result in increased income to the Chamber Estate investment portfolio2. The purchase will contribute towards the requirements of the Council's property investment strategy3. The property will provide opportunities for capital and rental growth4. The property will diversify the investment portfolio with a purchase outside of the city boundary5. The property is effectively fully let.
<b>Other Options Considered:</b>	Not to purchase the property - this option was rejected as proceeding with the acquisition will contribute towards the Council's investment strategy to raise additional income and meet investment targets.
<b>Background Papers:</b>	None

<b>Published Works:</b>	None
<b>Affected Wards:</b>	Citywide
<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>	Further details and appraisal of the proposed acquisition including the value of the decision, and financial advice.
	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 the decision contains information relating to the financial business affairs of the proposed seller and the Council. Disclosure of negotiations between seller and the Council relating to the proposed purchase price at this pre contract stage could adversely affect the Council's position with the seller. Additionally, disclosure of the Council's appraisal of the property could have similar adverse affects.
<b>Documents exempt from publication:</b>	Acquisition - Financial comments on the purchase of Project Minster 060917.docx, Exempt Information - Project Minster.docx, Brochure - Project Minster.pdf, Investment Appraisal Template - Project Minster.xlsx
<b>Consultations:</b>	Those not consulted are not directly affected by the decision.
<b>Crime and Disorder Implications:</b>	The acquisition of the property has no crime and disorder implications, and will instead assist services by supporting core income.
<b>Equality:</b>	EIA not required. Reasons: An EIA is not required as the decision does not relate to policies, services, or functions.
<b>Decision Type:</b>	Leader's Key Decision

<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>28/09/2017</b>
<b>Advice Sought:</b>	<b>Legal, Finance</b>
<b>Legal Advice:</b>	<b>The proposals set out in the report and exempt appendices give rise to no significant legal concerns and are supported in principle. The legal work associated with this transaction is being undertaken by external lawyers who will submit a legal due diligence report for consideration before the transaction proceeds further. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 12/09/2017.</b>
<b>Finance Advice:</b>	<b>This advice is exempt from publication and is contained within an exempt appendix Advice provided by Mandy Bryce (Finance Analyst) on 06/09/2017.</b>
<b>Signatures:</b>	<b>Jon Collins (Leader of the Council)</b>
	<b>SIGNED and Dated: 20/09/2017</b>
	<b>David Bishop (Deputy CE, CD for Development and Growth)</b>
	<b>SIGNED and Dated: 15/09/2017</b>