

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2951
Author:	Peter Taylor
Department:	Development
Contact:	Peter Taylor (Job Title: Senior Surveyor, Email: peter.taylor2@nottinghamcity.gov.uk, Phone: 8763017)
Subject:	Settlement of the receipt of compensation from Highways England in connection with the A453 widening Clifton Nottingham
Total Value:	£167,688 including Surveyors fees plus reasonable legal fees (Type: Capital)
Decision Being Taken:	To agree the settlement of compensation for permanent land taken, temporary working space and permanent loss in value to city owned land in connection with Highways England's duelling of the A453 through Clifton which was completed in 2015/2016. Chamber Estate and Highway land has been incorporated into the new road and there is some permanent reduction in value to some immediately adjoining retained Housing Revenue properties and Chamber Estate land.
Reasons for the Decision(s)	Highways England has compulsorily acquired approximately 3.83 hectares of general amenity, highway, tenanted agricultural land and leisure land as identified on the attached plans in connection with the widening of the A453 road, and compensation has been agreed in full and final settlement under all heads except our reasonable legal costs. One additional piece of amenity verge land outside of the extent of the compulsory purchase order has been acquired by negotiation for the creation of a bus lay by. Due to the new configuration of the road system, Chamber Estate trading will have increased maintenance responsibility over the newly lengthened Fox Covert unadopted road and a payment of £5,000 forming part of the compensation has been paid to reflect this.
Briefing notes documents:	SKM1818644217061510000.pdf, SKM1818644217061512590.pdf
Other Options Considered:	No other options have been identified as the land was subject to a compulsory purchase order and the City supported the widening of the road and improved connection to the motorway and airport from the City and improvements to the Clifton road system for the benefit of citizens.

Background Papers: **None**

Published Works: **None**

Affected Wards: **Clifton North, Clifton South**

Colleague / Councillor Interests:

Consultations: **Those not consulted are not directly affected by the decision.**

Crime and Disorder Implications: **No crime and disorder implications have been identified.**

Equality: **EIA not required. Reasons: An EIA is not required as the decision does not relate to new or changing policies or services.**

Decision Type: **Portfolio Holder**

Subject to Call In: **Yes**

Call In Expiry date: **29/09/2017**

Advice Sought: **Legal, Finance, Property**

Legal Advice: **Compensation is payable where land is compulsorily acquired. The compensation in this case has been negotiated and agreed by the Property team. Legal Services have not been involved in this transaction to date therefore no legal fees have been incurred by the Council so far. Provision of legal services may be required however to complete the transfer process. Advice provided by Ann Barrett (Team Leader) on 02/08/2017.**

Finance Advice: **The compensation to be received by the Council totals £167,500 but both NCC Surveyors Fees and Legal fees need to be met from this figure. The compensation received for the Highways element of the land is £1, the rest being for land owned by Chamber Estate. £22,500 of the compensation will be paid to the HRA for compensation for work on some NCH properties. Once Legal and Surveyors fees have been deducted, the remaining compensation will be ringfenced for use by Chamber Estate. The funding received is capital and must be used accordingly. Advice provided by Susan Tytherleigh (Senior Finance Manager) on 01/06/2017.**

Property Advice:

This is a property report and no further comments are required Advice provided by Peter Taylor (Senior Surveyor) on 27/07/2017.

Signatures

Jon Collins (Leader of the Council)
SIGNED and Dated: 22/09/2017
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 21/09/2017