

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3005
Author:	Jeremy Bryce
Department:	Development and Growth
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Sale of 8.31 acres Trent Farm, Long Eaton, Nottinghamshire
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. To declare 8.31 acres of land, being part of the northern section of Trent Farm at Long Eaton, surplus to investment requirements and to make the land available to the director of Strategic Assets and Property to sell, subject to no alternative operational, regeneration or other requirements being identified.2. To delegate authority to the Director of Strategic Assets and Property to agree the method and terms for the sale of the Council's freehold interest in this land.
Reasons for the Decision(s)	<p>In 2012 a mineral extraction lease was entered into for the whole of the farm for a term of ten years. The mineral supply has been exhausted and now that the newly formed lake margins have been replanted with young trees and shrubs the leaseholder, having fulfilled its responsibilities to reinstate the land, has issued a Notice to Exit under the terms of that lease. This type of land remediation gives little immediate commercial opportunity for the Trading Account to let or sell for a viable receipt, except for the 8.31 acres being declared surplus, which is mostly level paddock/grazing land.</p> <p>The remainder of the farm, approximately 61.36 acres will be retained in order to facilitate the recently agreed HS2 Phase 2B route to Toton. This land retention will help deliver any initial accommodation works for the surrounding area required for this stretch of the HS2 route.</p> <p>It is in the best interests of the Council to split the land being declared surplus into multiple lots in order to maximise the capital receipt. It is proposed to sell 0.52 acres to our only occupying tenant and the remainder of the pasture/paddock land in varying size parcels in the open market.</p> <p>The land forms part of the Chamber Estate and therefore all receipts will be reinvested in the Property Trading Account in better performing assets.</p>

Briefing notes documents: Trent Farm Sale Plan Rifle Range.pdf

Other Options Considered: Retain the land for investment use. This option is rejected as initially there will be revenue pressures for security, health and safety and management. Any long term investment is unlikely to result in a viable rental income. In addition, a capital receipt for the land would remain unrealised.

Background Papers: HS2 Phase 2B route and safeguarding zones published by Central Government on 16 November 2016.

Published Works: None

Affected Wards: Citywide

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: The recommended asking prices.

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 contains details relating to the proposed sale price for land which is yet to be finalised, disclosure of which will prejudice the Council's position in negotiations.

Documents exempt from publication: PHD exempt appendix Trent Farm, Long Eaton.doc

Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	Now that the lease of this land has expired the Council will have liabilities under Health & Safety and Crime and Disorder Acts for the security of the land.
Equality:	EIA not required. Reasons: This report does not contain proposals for new or changing policies, services or functions, or decisions about the implementation of policies developed outside the city.
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	21/11/2017
Advice Sought:	Legal, Finance
Legal Advice:	The proposals set out in the report raise no significant legal issues and are supported in principle. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 12/09/2017.
Finance Advice:	Property Services will lose annual rental income from Trent Farm, but the sale will provide capital receipt for the property trading account. Property Services can use the capital receipt to either support future investment purchases or improve the standard of other trading properties to generate more income. Advice provided by Mandy Bryce (Finance Analyst) on 27/07/2017.
Signatures	Jon Collins (Leader & PH Strategic Infrastructure & Comms) SIGNED and Dated: 10/11/2017 David Bishop (Deputy CE, CD for Development and Growth) SIGNED and Dated: 14/11/2017