

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3066
Author:	Debra Ross
Department:	Development and Growth
Contact:	Debra Ross (Job Title: Regeneration Officer, Email: debra.ross@nottinghamcity.gov.uk , Phone: 01158763955)
Subject:	Redevelopment of Spondon Street, Sherwood
Total Value:	see Exempt Appendix (Type: Capital)
Decision Being Taken:	To approve the commencement of a procurement exercise to identify a developer (through Competitive Dialogue) to acquire and develop the council land at Spondon Street, Sherwood for mixed use development to include the provision of a new high quality Library & Police Contact Point. Should a deliverable scheme be identified further approval will be sought to appoint the developer and will also set out the full development costs and any revenue implications
Reasons for the Decision(s)	<p>The Council owns the freehold of the Spondon Street site that includes a car park, a former Social Services building, public toilets, a library and 3 retail units (see plan 1 attached) which fronts onto Mansfield Road in Sherwood. The retail units are occupied but coming towards the end of their viable commercial life and require substantial capital investment to bring them up to modern standards if they are to be retained. The Library is well used by the public but is in a similarly poor state of repair and presents a low quality image for the Council. The former Social Services building is currently unused and the Council is incurring holding costs. All parts of the site can therefore be made available for redevelopment.</p> <p>The sale of the Spondon Street site through a procurement exercise would provide the Council with an opportunity to ensure the redevelopment meets specified criteria and in particular provides as a minimum requirement a high quality new purpose built Library to include a Police Contact Point at Nil cost to the Council. Public toilet provision is to remain on the site.</p>
Briefing notes documents:	20171201 Appendix 2 Consultation.docx

Other Options Considered:

Option 1 - to sell the site on the open market. This will not ensure a library including a police contact point will be included in any development.

Option 2 - to market the site as separate parcels of land. This will not allow a comprehensive redevelopment of this area, preventing the Council from maximising the potential land value which in turn would impact on the likelihood of enough value being obtained to provide a library including a police contact point. .

Option 3 - do nothing. The existing buildings are coming to the end of their commercial viable life and require significant investment to bring them up to modern standards if they are to remain.

Background Papers:

Site Plan attached

Unpublished background papers:

Spondon St & Sherwood Library site plan.pdf

Published Works:

Affected Wards:

Sherwood

Colleague / Councillor Interests:

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Value of the decision

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 this could prejudice contract negotiations.

Documents exempt from publication:

20171204 Exempt Appendix 1.docx

Consultations:

Date: 16/11/2017

Ward Councillors: Brian Parbutt, Jane Urquhart, Adele Williams

Regular meetings have been held with the Councillors who have been fully supportive of the procurement route proposed.

Date: 16/01/2018

Other: Cllr Collins, Portfolio Holder for Strategic regeneration Cllr Chapman, Portfolio Holder for Resources & Neighbourhood Regeneration Sherwood Residents & Businesses

Cllr Collins confirmed he is agreeable to this, but requested the development requirements include taking into account the following: any potential effects on the existing neighbouring properties, the impact of any loss of parking, limits to the height of the buildings, the need to keep the public toilets.

Consultation has also been undertaken with Cllr Chapman 18/9/17 who agreed that Cllr Trimble should be the Lead Portfolio Holder

Consultation has been undertaken to inform residents of the council's intention to seek a developer for this site. In total, this generated 56 comments and an additional 14 residents provided their contact details asking to be kept informed as the scheme progresses. The comments received have been anonymised and are provided on the attached appendix 2.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The procurement exercise will include an assessment of the development design to ensure the creation of better connected and safer neighbourhoods by improving the quality of the built environment and through Secure by Design framework.

Equality:

EIA not required. Reasons: An EIA is not required because at this stage this is purely a procurement exercise. An Equality Impact Assessment will be carried out as part of the assessment of bids received.

Social Value Considerations:	In addition to extending the retail offer in this part of Sherwood centre the new development will provide new and improved facilities including a more accessible library for the community. Environmental features will be incorporated within the design. Jobs and training will be created for Nottingham residents through traineeship and local employment opportunities.
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	09/02/2018
Advice Sought:	Legal, Finance, Procurement, Property, Other: Nigel Hawkins(nigel.hawkins@nottinghamcity.gov.uk)
Legal Advice:	The proposals set out in the report raise no significant legal issues and are supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 03/07/2017.
Finance Advice:	The approval of a procurement exercise for the site does not commit the Council at this stage and consideration will be given to the capital and revenue consequences once all bids have been appraised. Rental income is budgeted within the Property Trading Account for shops within the site and this loss of income should be considered in the overall option appraisal. Advice provided by Susan Tytherleigh (Senior Finance Manager) on 15/06/2017.
Property Advice:	Property support the potential regeneration of this site and would expect to be compensated with the market value of the shops 502-506 Mansfield road which form part of this site to reflect the loss of the income to the trading account. Advice provided by Peter Taylor (Senior Surveyor) on 20/06/2017.
Procurement Advice:	Procurement will support the client team to ensure the procedure is undertaken in compliance with Council policy & procedures and national legislation. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 05/06/2017.
Other Advice:	Sherwood Library is one of the most used libraries in the city, but it currently is in a very poor state of repair. Presently it is expensive to operate and the opportunity of a new library as part of this development would be very welcome as it should enable a much more cost efficient Library building to be provided. Advice provided by Nigel Hawkins (Head of Culture & Libraries) on 20/07/2017
Signatures	David Trimble (Portfolio Holder for Leisure and Culture) SIGNED and Dated: 01/02/2018

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

SIGNED and Dated: 01/02/2018