

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>3076</b>
<b>Author:</b>	<b>Emma Wilcock</b>
<b>Department:</b>	<b>Development and Growth</b>
<b>Contact:</b>	<b>Emma Wilcock</b> <b>(Job Title: Senior Estates Surveyor, Email: emma.wilcock@nottinghamcity.gov.uk, Phone: 01158763077)</b>
<b>Subject:</b>	<b>Sale of land off College Way, Bilborough, Nottingham</b>
<b>Total Value:</b>	<b>£200,000-£300,000 (Type: Capital)</b>
<b>Decision Being Taken:</b>	<b>To approve the sale terms in respect of the sale of land off College Way, Bilborough, Nottingham. To delegate authority to the Director for Strategic Assets and Property to approve any updates to the terms of sale or expenditure required prior to sale, for the purpose of maximising the capital receipt or in accordance with duties placed on the Council..</b>
<b>Reasons for the Decision(s)</b>	<b>Executive Board in 22 December 2015, approved the principle of selling Nottingham City Council's freehold or long leasehold interest in the subject site delegating authority to the Corporate Director for Development and Growth, in consultation with the Leader, to agree the method and terms of sale.</b> <b>Land off College Way has since been subject of site investigations, and put to the market together with the benefit of Informal Planning Guidance. Strong interest was received from the market and Property and Planning have identified the offer representing best consideration.</b> <b>Heads of Terms for a sale contract have been negotiated and agreed between the Council and the recommended purchaser, subject to this formal approval.</b> <b>In light of the results of the site surveys and information on the Planning Section 106 requirements and their impact upon the offers following marketing, the anticipated capital receipt to the Council will be in the region of £200,000 to £300,000 less than that value that was anticipated and reported in the 2015 Executive Board Decision. This reduction in the anticipated receipt gave rise to the need for this further Portfolio Holder decision.</b>
<b>Briefing notes documents:</b>	<b>Plan Red Line Land off College Way Bilborough.pdf</b>

**Other Options Considered:** No other options are considered - in accordance with the Local Government Act 1972, S123, the Council has a duty to obtain best consideration.

**Background Papers:** None.

**Published Works:** Executive Board Decision, 22 December 2015. 'Sale of land off College Way, Bilborough, Nottingham'

**Affected Wards:** Bilborough

**Colleague / Councillor Interests:** None.

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** The recommended purchaser, sale terms and information of additional outgoings for the Council

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 relates to commercially sensitive information which could prejudice the Council's position in maximising the return on the sale of this site.

**Documents exempt from publication:** 2018-02-02 Exempt Appendix sale of land College Way.docx

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

**Crime and Disorder Implications:**

No crime and disorder implications are anticipated as a result of this decision.

**Equality:**

EIA not required. Reasons: This decision does not relate to new or changing policies, services or functions and is not a financial decision that will have direct effect on services. The decision does not concern the implementation of policies developed outside of the council.

**Decision Type:**

Portfolio Holder

**Subject to Call In:**

Yes

**Call In Expiry date:**

21/02/2018

**Advice Sought:**

Legal, Finance

**Legal Advice:**

The proposal to accept a lesser sum than originally envisaged, based on the rational set out in the report, raises no significant legal issues and, in the circumstances outlined, is supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 08/02/2018.

**Finance Advice:**

This decision is to accept a lesser capital receipt than envisaged at Executive Board December 2015. The reduced receipt is inline with the current forecasted receipt and does not create any additional pressures in the Capital Programme.

Any Capital Receipt obtained from this site will be used to fund the expansion of Middleton / Glade Hill Primary as detailed in decision 3048, as any Capital Receipt obtained is ringfenced for reinvestment in the Education Capital Programme.

Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 08/02/2018.

**Signatures**

Jon Collins (Leader & PH Strategic Infrastructure & Comms)  
SIGNED and Dated: 14/02/2018  
David Bishop (Deputy CE, CD for Development and Growth)  
SIGNED and Dated: 12/02/2018