

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	3138
Author:	Fran Cropper
Department:	Development and Growth
Contact:	Fran Cropper (Job Title: Regeneration Team Leader, Email: fran.cropper@nottinghamcity.gov.uk, Phone: 01158763956)
Subject:	Sale of the former Henry Mellish School site and the former Henry Mellish School playing field site (Piccadilly), Highbury Vale.
Key Decision (decision valued at more than £1million):	Yes
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none"><li>1. To dispose of the former Henry Mellish School site and the former Henry Mellish School playing field site (Piccadilly) to a recommended developer, as outlined in the exempt appendix.</li><li>2. To delegate authority to the Deputy Chief Executive/Corporate Director of Development and Growth, in consultation with the Leader of the Council, to negotiate the final sales terms, including a minimum price, with the recommended bidder.</li><li>3. To delegate authority to the Deputy Chief Executive/Corporate Director of Development and Growth, in consultation with the Leader of the Council, to negotiate the final sales terms, including a minimum price, with an alternative shortlisted bidder, should acceptable terms not be reached with the recommended bidder.</li></ol>
Reasons for the Decision(s)	<p>On 16 January 2018 Executive Board approved the principle of sale of the former Henry Mellish School playing field site (Piccadilly). On 24 January 2018 a Portfolio Holder decision approved the principle of sale of the former Henry Mellish School site.</p> <p>A number of developers have approached the Council regarding potential development opportunities. The Council invited a number of these developers to submit proposals for the abovementioned two sites, with schemes led by private market sale units or family housing for private rented sector (PRS) particularly welcomed. A number of bids were submitted, and these were assessed and shortlisted (more information within the Exempt Appendix). This report gives the authority for the Council to enter into a legal agreement with one of these developers for the development of Henry Mellish and Piccadilly.</p>

**Other Options Considered:**

1. To do an open market disposal. This disposal route was not chosen, as there is a Council ambition to see a start on site by May 2019, and also for some family housing PRS/open market sale units in this location.  
2. To do a procurement exercise. This would have meant an extended timescale, reducing the likelihood of being on site by May 2019. In addition the number of parties who were invited to express an interest involved a large enough group of developers and involving a range of business sizes to provide a reasonable test of market interest.

**Background Papers:**

**Published Works:**

DDM 3052- Disposal of the site of the former Henry Mellish School, Highbury Vale. 24/1/2018  
Disposal of the former Henry Mellish School's detached playing field at Piccadilly, Highbury Vale, Nottingham. Executive Board Key Decision, 16/1/2018.

**Affected Wards:**

Bulwell Forest

**Colleague / Councillor Interests:**

None.

**Any Information Exempt from publication:**

Yes

**Exempt Information:**

**Description of what is exempt:**

Financial information and assessment shortlisting of bids.

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; disclosure could prejudice the Council's position in maximising the return on the sale of the surplus land.

Documents exempt from publication:

Henry Mellish Property Comments v2.docx, HM& Picadilly Exempt AppendixGODWINv2.docx, 180418 - Henry Mellish - Finance Comments.docx

Consultations:

Date: 15/01/2018

Ward Councillors: Eunice Campbell, Nick Mcdonald, Cheryl Barnard

Consultation was carried out in January 2018 on the principle of sale.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

These currently vacant sites will be redeveloped, within Safer by Design guidelines, therefore it is anticipated there will be less opportunities for ASB and crime.

Equality:

EIA not required. Reasons: Not relevant.

Relates to Council Property Assets:

Yes

Decision Type:

Leader's Key Decision

Subject to Call In:

Yes

Call In Expiry date:

03/05/2018

Advice Sought:

Legal, Finance, Procurement

Legal Advice:

I understand that the Council is in occupation of the whole site and is able to sell with vacant possession on completion. The appropriate documentation will be prepared to incorporate the agreed terms for the transfer to the proposed buyer.

Advice provided by Stephen Fryer (Team Leader Conveyancing) on 18/04/2018.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix.

Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 18/04/2018.

Procurement Advice:

As this is a disposal of land it's not governed by the Procurement Regulations and therefore there are no procurement concerns.

Advice provided by Sue Oliver (Category Manager - Procurement) on 19/04/2018.

**Property Advice:**

**This advice is exempt from publication and is contained within an exempt appendix.**  
**Advice provided by Rodney Alan Martin (Senior Surveyor) on 19/04/2018.**

**Signatures:**

**Jon Collins (Leader of the Council)**  
**SIGNED and Dated: 26/04/2018**  
**David Bishop (Deputy CE, CD for Development and Growth)**  
**SIGNED and Dated: 26/04/2018**