

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3173
Author:	Rodney Alan Martin
Department:	Development and Growth
Contact:	Rodney Alan Martin (Job Title: Senior Surveyor, Email: rod.martin@nottinghamcity.gov.uk, Phone: 01158763075)
Subject:	The sale of land at the junction of Southwell Road and Lower Parliament Street, Nottingham
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	To sell the freehold interest in 0.06 acres, or thereabouts, of land at the junction of Southwell Road and Lower Parliament Street, Nottingham identified edged red on the attached plan on the basis of the terms set out in the exempt appendix. To delegate authority to the Director of Strategic Assets and Property to agree any amendments to the proposed terms.
Reasons for the Decision(s)	The Council was approached by the adjoining land owner wishing to purchase the subject land to incorporate into his proposed development. The 0.06 acres or thereabouts of vacant land has been unused for many years and has been a liability to the Council which has had to keep the land clear, clean and tidy. The adjoining owner is regarded as a Special Purchaser as they are able to incorporate this small piece of vacant land into their proposed development and maximise the lands potential. The Council have therefore negotiated and agreed terms for the sale of the freehold interest in the land to the adjoining owner as set out in the exempt appendix.
Briefing notes documents:	0.06 acres acres land at junction of Lower Parliament and Southwell Road.pdf
Other Options Considered:	Do nothing. This option was rejected as satisfactory terms have been agreed with the adjoining owner. Place the property on the open market for sale. This option was rejected as the adjoining owner is regarded as a Special Purchaser that is best placed to maximise the potential of the land by incorporating it in to the development of it's adjoining site.
Background Papers:	None

Published Works: **None**

Affected Wards: **St Ann's**

Colleague / Councillor Interests: **None**

Any Information Exempt from publication: **Yes**

Exempt Information:

Description of what is exempt: **The agreed Heads of Terms for the sale of land**

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 could prejudice the Council's and the purchaser's position.

Documents exempt from publication:

Land at Junct of Lower Parliament St Southwell Rd Exempt Appendix.docx

Consultations: **Date: 27/04/2018**

Ward Councillors: Jon Collins, David Liversidge, Sue Johnson

No response to date

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The proposed sale and subsequent development of this land will remove the opportunity for the land to attract fly-tipping and anti- social behaviour.

Equality:	EIA not required. Reasons: An EIA is not required because this report does not contain proposals for new or changing policies, services or functions
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	12/06/2018
Advice Sought:	Legal, Finance, Property
Legal Advice:	The proposed transaction does not raise any significant legal issues. Advice provided by Mick Suggett (Team leader: Conveyancing) on 30/04/2018.
Finance Advice:	The capital receipt will support the property trading account and this will support either future investment purchases or will be used to improve the standard of other traded properties to generate more income. The purchaser will also pay a contribution to the Council's reasonable costs associated with the sale. Advice provided by Mandy Bryce (Finance Analyst) on 30/04/2018.
Property Advice:	No further advice required, property report Advice provided by Peter Carroll (Portfolio and Investment Manager) on 15/05/2018.
Signatures	Jon Collins (Leader of the Council)
	SIGNED and Dated: 05/06/2018
	David Bishop (Deputy CE, CD for Development and Growth)
	SIGNED and Dated: 05/06/2018