

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3324
Author:	Jeremy Bryce
Department:	Development and Growth
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Sale of Sneinton Old School Hall, Windmill Lane, Sneinton Nottingham NG2 4QB
Total Value:	see exempt appendix (Type: Capital)
Decision Being Taken:	To agree the sale of the Council's freehold interest in Sneinton Old School Hall to the preferred bidder as per the terms detailed in the exempt appendix.
Reasons for the Decision(s)	Sneinton Old School Hall was declared surplus to operational requirements by Portfolio Holder Decision 3006 on 7 November 2017. The same decision delegated authority to the Director of Strategic Assets and Property to agree the method of sale and final terms of sale. A method of sale appraisal carried out on 25 August 2017 as part of the valuation process recommended that informal tender would be the best method of disposal. The property was subsequently marketed on 6th August 2018 for a period of eight (8) weeks ending on 28th September 2018. The results of the bids received are detailed in the Tender Analysis attached as exempt appendix 2.

Other Options Considered:

1. To offer the premises for redevelopment at no cost to the Authority via a sale to a developer. This was rejected as the local community wanted to explore options under the Localism Act for use as an Asset of Community Value.
2. Demolition of the building. This was rejected as the premises have value in the open market.
3. Explore the Community Right to Bid option as covered by the Localism Act 2011 allowing the community to explore possible funding options to bid for the site once a 6 month moratorium period had been concluded following the premises nomination as an asset of community value. This option was undertaken and time was awarded to a local community group to establish their understanding of the process and to put together a bid.
4. Complete a basic repair to sustain the building for continued community use. This was rejected as the cost to the council would outweigh the benefits and would not be commercially viable as no increase in income would be generated.
5. Do nothing. This option was rejected as the building would continue to deteriorate and may well attract anti social behaviour and vandalism.

Background Papers:

None

Published Works:

Delegated Decision 3006: Surplus Community Building Sneinton Old School Hall

Affected Wards:

Dales

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Tender Analysis

Sale price and terms

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 includes the sale price of commercial assets which are commercially sensitive, the disclosure of which may prejudice the Council's position in negotiations.

Documents exempt from publication:

Exempt appendix Sale of Sneinton Old School Hall.docx, Sneinton Old School Hall - Tenders and Bid Analysis.xls

Consultations:

Date: 08/11/2018

Ward Councillors: Gul Khan, David Mellen, Neghat Khan

Cllrs were consulted on 9.11.2018, to date there were no objections noted.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime and disorder implications associated with this report.

Equality:

EIA not required. Reasons: This report does not contain proposals for new or changing policies, services or functions.

Decision Type:

Officer

Executive Decision?

Yes

£50,000 or more:

Yes

Scheme of Delegation Reference Number or Other Source of Delegation:

Authority delegated to the Director of Strategic Assets & Property to agree terms of sale by PHD 3006 - 14 November 2017

Subject to Call In:

Yes

Call In Expiry date:

27/11/2018

Advice Sought:

Legal, Finance, Property

Legal Advice: From the information provided in the report and following discussions with the author of the report, the proposed transaction does not appear to raise any significant legal issues of concern. The transaction will be subject to normal legal and property due diligence work and agreement of legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 20/11/2018.

Finance Advice: The sale of this property will generate a capital receipt to the General fund, any holding costs related to this property until the sale will continue to be paid from the Communities budget. Advice provided by Mandy Bryce (Finance Analyst) on 15/11/2018.

Property Advice: This is a Property report, no further Property comments are required. Advice provided by Rodney Alan Martin (Development Manager) on 20/11/2018.

Signatures: Kevin Shutter (Director of Strategic Assets and Property)
SIGNED and Dated: 20/11/2018