

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3355
Author:	Jeremy Bryce
Department:	Development and Growth
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Sale of Carlton Road Library, Carlton Road, St Anns Nottingham NG3 2FN
Total Value:	see exempt appendix (Type: Capital)
Decision Being Taken:	To agree terms to enter into a Development Agreement and for the sale of the freehold interest in the site of the former Carlton Road Library, Carlton Road, Nottingham, as set out in the exempt appendix.
Reasons for the Decision(s)	The proposed sale will end the Councils liability for this empty building and generate a capital receipt whilst delivering local housing needs with a residential redevelopment of the existing building.
Briefing notes documents:	6.4.2018 Heads of Terms Development of Carlton Road Library.doc
Other Options Considered:	1. Retain the property for operational use. This was rejected as no operational need has been identified.
Background Papers:	None.
Published Works:	Portfolio Holder Decision 880 - provision of library services in St Anns - 4 July 2011
Affected Wards:	St Ann's

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The value of the transaction.

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 contains details relating to the proposed sale price for property which is yet to be finalised, disclosure of which will prejudice the Council's position in any final negotiations.

Documents exempt from publication:

exempt appendix Carlton Road Library, Nottingham.doc

Consultations:

Date: 10/10/2018

Ward Councillors: Jon Collins, David Liversidge, Sue Johnson

Consulted 13 November 2018. No comments were received.

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: Whilst this will be a change of function, the building is currently vacant, no services are provided from it. Consideration of EIA and consultation on the development will take place within the Planning Permission process.

Decision Type:

Portfolio Holder

Subject to Call In:	Yes
Call In Expiry date:	31/12/2018
Advice Sought:	Legal, Finance, Procurement, Property
Legal Advice:	From the information provided, and from discussions with the author of the report, there do not appear to be any substantive legal issues of concern and or any beyond those that would normally need to be addressed in a transaction of this nature. The transaction will be subject to agreement of legal documentation and normal legal due diligence reporting. Advice provided by Mick Suggett (Team leader: Conveyancing) on 12/10/2018.
Finance Advice:	The disposal will generate capital receipts for General Fund and relieve revenue pressure on utility and business rates. There is no income currently received from Carlton Road Library. Advice provided by Mandy Bryce (Finance Analyst) on 12/10/2018.
Property Advice:	This is a Property report, no further Property comments are required. Advice provided by Rodney Alan Martin (Development Manager) on 15/11/2018.
Procurement Advice:	As this is a disposal of land at market rate, there are no procurement implications to the decision. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 06/11/2018.
Signatures	Jon Collins (Leader & PH for Regeneration and Growth)
	SIGNED and Dated: 17/12/2018
	Chris Henning (Corporate Director for Development and Growth)
	SIGNED and Dated: 05/12/2018