

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>3396</b>
<b>Author:</b>	<b>Peter Carroll</b>
<b>Department:</b>	<b>Development and Growth</b>
<b>Contact:</b>	<b>Beverley Gouveia</b> <b>(Job Title: Estates Surveyor, Email: <a href="mailto:beverley.gouveia@nottinghamcity.gov.uk">beverley.gouveia@nottinghamcity.gov.uk</a>, Phone: 01158762381)</b>
<b>Subject:</b>	<b>Trade Counter Development - Project Albert</b>
<b>Key Decision (decision valued at more than £1million):</b>	<b>Yes</b>
<b>Total Value:</b>	<b>Exempt (Type: Capital)</b>
<b>Decision Being Taken:</b>	<b>1. To approve the use of capital to construct two new trade counter units; 2. To approve submission of planning consent for the construction of the units. 3. To approve using external agents to market and let the units if required.</b>
<b>Reasons for the Decision(s)</b>	<b>1. The development will result in increased income to the Chamber Estate investment portfolio; 2. The development will contribute towards the requirements of the Council's property investment strategy but improving an asset to generate additional income; 3. The development will provide opportunities for capital and rental growth; 4. There is recognised and widely publicised demand for trade counter units in this location.</b>
<b>Other Options Considered:</b>	<b>Not to complete the development - this option has been rejected as there is demand for trade counter units in this area and the addition of two trade counter units will improve both the income and capital value of this investment.</b>
<b>Background Papers:</b>	<b>None</b>

**Published Works:** **None**

**Affected Wards:** **Citywide**

**Colleague / Councillor Interests:** **None**

**Any Information Exempt from publication:** **Yes**

**Exempt Information:**

**Description of what is exempt:** **All commercially sensitive information relating to the construction, proposed tenants and Council has been exempted from this report.**

**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 disclosure could prejudice the Council's pre-contract position with the proposed tenants.**

**Documents exempt from publication:**

**Investment Appraisal - SDS Trade Counters MB 50 yr cover.pdf, Investment Appraisal - SDS Trade Counters MB Inputs.pdf, Investment Appraisal - SDS Trade Counters MB Summary.pdf, Exempt Information - Trade Counter Development Project Albert 100119.docx**

**Consultations:**

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

**Crime and Disorder Implications:**

**The development has no crime and disorder implications.**

**Equality:**

**EIA not required. Reasons: The decision does not relate to policies, services or functions.**

<b>Decision Type:</b>	<b>Leader's Key Decision</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>08/02/2019</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Procurement</b>
<b>Legal Advice:</b>	<b>The proposals set out in the report raise no significant legal issues and are supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 22/01/2019.</b>
<b>Finance Advice:</b>	<b>The capital cost will be covered by Property Trading Account capital receipts. The investment will generate additional rental income to property trading account. Advice provided by Mandy Bryce (Finance Analyst) on 23/01/2019.</b>
<b>Property Advice:</b>	<b>This is a property decision which will be funded from capital receipts and then generate income for the property trading account. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 24/01/2019.</b>
<b>Procurement Advice:</b>	<b>There are no significant procurement concerns with the recommendations set out in the report. Scape's Midlands North Intermediate Framework Agreement with GF Tomlinsons Ltd provides a compliant route inline with Public Contract Regulations to undertake the works. Advice provided by Sue Oliver (Category Manager - Procurement) on 24/01/2019.</b>
<b>Signatures:</b>	<b>Jon Collins (Leader of the Council)</b>
	<b>SIGNED and Dated: 01/02/2019</b>
	<b>Chris Henning (Corporate Director for Development and Growth)</b>
	<b>SIGNED and Dated: 01/02/2019</b>