

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	3474
<b>Author:</b>	Rodney Alan Martin
<b>Department:</b>	Development and Growth
<b>Contact:</b>	Rodney Alan Martin (Job Title: Development Manager, Email: rod.martin@nottinghamcity.gov.uk, Phone: 01158763075)
<b>Subject:</b>	The sale of 528sqm or thereabouts of land at the junction of Old Farm Road and Harvest Close, Top Valley, Nottingham
<b>Total Value:</b>	See exempt appendix (Type: Capital)
<b>Decision Being Taken:</b>	To sell the freehold interest in 528sqm, or thereabouts, of land at the junction of Old Farm Road and Harvest Road, Top Valley, 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.
<b>Reasons for the Decision(s)</b>	The Southwell and Nottingham Diocese are seeking to relocate their Parsonage which is currently in the grounds of St Mathews on the Hill church, off Padstow Road, Bestwood. The church was badly damaged by fire some years ago. Relocation of the Parsonage will release the church site, which adjoins the former Padstow school site, for development. The land at the junction of Old Farm Road and Harvest Road, Top Valley is part of the former Harvester public house site, which was acquired by the Council for regeneration purposes. It is considered that the siting of a Parsonage in this location will assist the regeneration of the area as the church is actively involved in the local community.
<b>Other Options Considered:</b>	Not to sell the site to the Southwell and Nottingham Diocese to facilitate the construction of the Parsonage and build 3 affordable rent properties on the site. This option was rejected as suitable terms, which represent best consideration, have been agreed with the Diocese. The construction of the proposed Parsonage will release the former St Mathews on the Hill site for development. The former St Mathews on the Hill site adjoins the former Padstow School site and its development along with the former Padstow school site will assist in the regeneration of the local area.
<b>Background Papers:</b>	None

Unpublished background papers:

Parsonage site.pdf

Published Works:

Delegated Decision ref: 2728 - published February 2017: <https://committee.nottinghamcity.gov.uk/ieDecisionDetails.aspx?ID=4017>

Affected Wards:

Bulwell Forest

Colleague / Councillor Interests:

None.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The value of the decision, a briefing note and the proposed Heads of 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 could prejudice the Council's or the purchaser's negotiating position

Documents exempt from publication:

Land at Old Farm Road Exempt appendix.doc

Consultations:

Date: 09/01/2019

Ward Councillors: Eunice Campbell, Nick McDonald, Cheryl Barnard

No response to date

Date: 09/01/2019

Other: Fran Cropper, Regeneration Team Leader, Regeneration Graham De Max, Housing Strategy and Partnership Manager, Housing Strategy

Both Fran Cropper and Graham De Max support the proposal

Those not consulted are not directly affected by the decision.

Crime and Disorder  
Implications:

None

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:

02/04/2019

Advice Sought:

Legal, Finance, Property

Legal Advice:

From review of the decision and following discussion with the author of the decision, the proposed transaction does not appear to raise any significant legal issues of concern. The proposed transaction will be subject to normal property legal due diligence work and the negotiation, agreement and completion of formal contractual legal documentation between the parties.

Advice provided by Mick Suggett (Team leader: Conveyancing) on 14/01/2019.

Finance Advice:

The Council's Housing Revenue Account (HRA), will benefit from a capital receipt (to the value shown in the exempt appendix). The receipt means the council is reimbursed for the area of the Harvester site acquired (approved DD2728) to build new council homes and this can be used to support the scheme costs overall.

Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 27/02/2019.

Property Advice:

This is a property led transaction and within criteria, no further advice required.

Advice provided by Peter Carroll (Portfolio and Investment Manager) on 06/03/2019.

**Signatures**

<b>Jon Collins (Leader of the Council)</b>
<b>SIGNED and Dated: 26/03/2019</b>
<b>Chris Henning (Corporate Director for Development and Growth)</b>
<b>SIGNED and Dated: 20/03/2019</b>