

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>3559</b>
<b>Author:</b>	<b>Peter Taylor</b>
<b>Department:</b>	<b>Development and Growth</b>
<b>Contact:</b>	<b>Peter Taylor</b> <b>(Job Title: Senior Surveyor, Email: peter.taylor2@nottinghamcity.gov.uk, Phone: 8763017)</b>
<b>Subject:</b>	<b>Sale of land behind Tram Arches at Trent St Nottingham</b>
<b>Total Value:</b>	<b>see exempt appendix (Type: Capital)</b>
<b>Decision Being Taken:</b>	<b>Sale of triangular piece of land behind Trent Street Tram Arches in return for improvement works to our arches under the Tram</b>
<b>Reasons for the Decision(s)</b>	<b>As part of the Planning Permission for a new build Student development on adjacent land fronting Station Street it has been agreed to transfer this land to the developer for the siting of a new sub station for the benefit of their adjacent new build development in return for improvement works to our Arches. The approximate value of the ground works to our arches reflects the estimated value of the land to be sold.</b>
<b>Other Options Considered:</b>	<b>Not to transfer the land: Rejected as we would forgo the improvements to our Arches and risk delaying the delivery of a major new development</b>
<b>Background Papers:</b>	<b>N/A</b>
<b>Published Works:</b>	<b>N/A</b>
<b>Affected Wards:</b>	<b>Castle</b>

**Colleague / Councillor Interests:** None.

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** The cost and scope of the works to our adjacent Trent Street arches under the tram.

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 is commercially sensitive and may prejudice the city in future property transactions

**Documents exempt from publication:** VITA-BWB-HDG-XX-DR-D-0505\_ProposedDrainageLayout-A-C08.pdf, 095-LYR-XX-XX-SKE-L-1008 [ARCH 1\_ 2 & 3 GA].pdf, DBS-513-ME003-P0 ARCHES M&E SERVICES LAYOUT.PDF, Land to the rear of Arch 1-2 Trent Street.pdf, Trent St Arches.docx

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

**Crime and Disorder Implications:** The improvement to the vacant arches and land should enhance the street scene and reduce opportunities for anti social behaviour.

**Equality:** EIA not required. Reasons: N/A

**Relates to Council Property Assets:** Yes

**Decision Type:** Portfolio Holder

**Subject to Call In:** Yes

<b>Call In Expiry date:</b>	<b>27/06/2019</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property, Other: Andrew Holdstock (NET Projects)(Andrew.Holdstock@nottinghamcity.gov.uk)</b>
<b>Legal Advice:</b>	<b>From the information provided in the report and following discussion with the author of the report, the proposed transaction does not appear to raise any substantive legal issues of concern. The transaction will be subject to normal property legal due diligence and the drafting, negotiation and agreement of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 07/06/2019.</b>
<b>Finance Advice:</b>	<b>The sale of triangular piece of land behind Trent St. Tram arches will not bring in any capital receipts but exchange for the development of a new sub station and improvement work on Trent Arches which the developer will pay for. Advice provided by Mandy Bryce (Finance Analyst) on 03/06/2019.</b>
<b>Property Advice:</b>	<b>This is a report prepared by Property therefore no further advice is required Advice provided by Rodney Alan Martin (Development Manager) on 31/05/2019.</b>
<b>Other Advice:</b>	<b>It will be necessary to ensure that access to the arches by Nottingham Trams is maintained to allow for inspection and maintenance of the structure  Advice provided by Andy Holdstock (NET Project) on 13/06/2019</b>
<b>Signatures</b>	<b>David Mellen (Leader/ PH Regeneration, Safety and Communications)</b>
	<b>SIGNED and Dated: 19/06/2019</b>
	<b>Chris Henning (Corporate Director for Development and Growth)</b>
	<b>SIGNED and Dated: 19/06/2019</b>