

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3580
Author:	Peter Taylor
Department:	Development and Growth
Contact:	Peter Taylor (Job Title: Senior Surveyor, Email: peter.taylor2@nottinghamcity.gov.uk, Phone: 8763017)
Subject:	Overage payment receipt in connection with Phase One Trent Basin Residential Development
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	Receipt of overage payment from Blueprint to be shared equally with the former owner of the site, further to the sale of phase one land for £1 and the sale of the majority of the houses in excess of the Gross Development Value Overage Threshold.
Reasons for the Decision(s)	Blueprint have sold the majority of houses and apartments in the 46 unit Phase One, except the showhouse and some apartments. Further to an independent valuation of the market value of the remaining unsold units, an overage payment has been calculated to be shared equally between ourselves and the former owners of the site.
Other Options Considered:	Not to accept the overage payment until all units are sold: Rejected as the contract allowed the payment subject to an independent valuation of the remaining units.
Background Papers:	None.
Published Works:	None.
Affected Wards:	Dales

Colleague / Councillor Interests:

None.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The valuation of the remaining units and level of overage payment.

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 the information is financially sensitive and could affect the sale prices of the remaining units, which could affect the Council's financial position as Blueprint and the City are a joint venture company.

Documents exempt from publication:

Report Trent Basin - September 2018.pdf, SKM1818644219070415310.pdf

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

None.

Equality:

EIA not required. Reasons: Not required as the decision does not involve new or changing policies.

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

25/07/2019

Advice Sought:

Legal, Finance

Legal Advice:

From the information provided in the report and following discussion with colleagues involved in the previous stages of this property development, the proposed transaction does not appear to raise any substantive legal issues of concern. The payment will need to be made in accordance with the terms of formal contract documentation in place.

Advice provided by Mick Suggett (Team leader: Conveyancing) on 03/06/2019.

Finance Advice:

The overage within this decision is a capital receipt and will be used in the year of receipt to offset costs within the Blueprint financial model.

Any surplus generated from the Blueprint financial model from the cumulative effect of this overage receipt, along with any other anticipated receipts, is to be used to replenish corporate reserves drawdown in previous financial years to offset in-year deficits.

Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 03/06/2019.

Signatures

David Mellen (Leader/ PH Regeneration, Safety and Communications)

SIGNED and Dated: 16/07/2019

Chris Henning (Corporate Director for Development and Growth)

SIGNED and Dated: 08/07/2019