

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3618
Author:	Jeremy Bryce
Department:	Development and Growth
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Sale of East Lodge, Newstead Abbey Park, Nottingham, NG15 8PN
Total Value:	See Exempt Appendix (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1) To re-market East Lodge, Newstead Abbey Park, Nottingham, NG15 8PN for sale at auction.2) To delegate authority to the Director of Strategic Assets and Property to agree terms for the sale of the 999-year leasehold interest in the property, including the reserve/sale price.
Reasons for the Decision(s)	<p>The property is a Grade II listed lodge at the main gate of Newstead Abbey Park, which was previously occupied by the caretaker of Newstead Abbey Park. This property has been vacant for the last 11 years with no alternative use being identified by Community Services.</p> <p>A regeneration project at Newstead Abbey Park was approved by the former Portfolio Holder in 2014, titled Investments for Commercial Developments within Sport, Culture & Parks (ref. 1363). This decision agreed a number of 'invest to save' schemes to enable the improvement of visitor facilities within several City Council-owned sites. In line with this report, East Lodge was identified for disposal and placed for auction in January 2015. It was withdrawn from auction because of issues with repair on the retaining wall, which have now been rectified. This new report seeks to bring forward East Lodge for disposal again and serves to refresh the previous Portfolio Holder decision (ref. 1535).</p> <p>A similar lodge at the other end of Newstead Abbey, the West Lodge, was sold in 2011 by the City Council, with the purchaser being obliged to undertake a schedule of works. The West Lodge has since been brought up to a good standard internally and externally. The sale of the East Lodge will include covenants to the same affect, encouraging full refurbishment within an agreed timescale. The contract will also include a covenant to reoccupy within the same timescale, encouraging the property to be bought back into use as soon as possible.</p>

Other Options Considered:	Not to sell the property: this option has been rejected as the capital receipt achieved from the sale is required towards the regeneration of Newstead Abbey Park. In addition, the future expenditure required to bring the property into habitable condition would be uneconomical, bearing in mind that no alternative use has been identified.
Background Papers:	None
Published Works:	Decision 1363: Investment for Commercial Developments within Sport, Culture & Parks (https://committee.nottinghamcity.gov.uk/ieDecisionDetails.aspx?ID=1823)
Affected Wards:	Citywide
Colleague / Councillor Interests:	None
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	The valuation estimate.
	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 the property, the disclosure of which may prejudice the Council's position in negotiations.
Documents exempt from publication:	Exempt appendix East Lodge, Newstead Abbey Park.docx

Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	This decision does not give rise to any crime and disorder implications.
Equality:	EIA not required. Reasons: This decision does not relate to any new or changing policies, services or functions, or decisions about implementation of policies developed outside the City.
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	19/08/2019
Advice Sought:	Legal, Finance, Property, Other: Rachel James(rachel.james@nottinghamcity.gov.uk)
Legal Advice:	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 24/07/2019.
Finance Advice:	No rental income is generated from this property at the moment, the capital receipt from the disposal is for the benefit of the Newstead Abbey estate as a part of the conditions, bequest and covenants of the Newstead Abbey estate being given to the Nottingham City Council. Advice provided by Mandy Bryce (Finance Analyst) on 10/07/2019.
Property Advice:	This is a Strategic Assets and Property report, therefore no further Property advice is required. Advice provided by Rodney Alan Martin (Development Manager) on 11/07/2019.
Other Advice:	Culture & Libraries support the disposal and properties advice. Advice provided by Rachel James (Chief Operating Officer - Museums) on 31/07/2019.
Signatures	David Mellen (Leader/ PH Regeneration, Safety and Communications) SIGNED and Dated: 12/08/2019

Chris Henning (Corporate Director for Development and Growth)

SIGNED and Dated: 02/08/2019