

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:

3663

Author:

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Department:

Children and Adults

Contact:

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Subject:

Declare Oakdene Residential Care home surplus to requirements

Total Value:

Exempt (Type: Capital)

Decision Being Taken:

To approve the sale of the premises on the open market by informal tender, subject to no alternative operational or regeneration use for the property or site.

To grant delegated authority to the Director of Strategic Assets and Property to agree the terms of sale of the freehold of the property as detailed in the exempt appendix.

To approve demolition of the property and delegate authority to the Corporate Director of Development and Growth to appoint a demolition contractor. If no interest is received in the property by informal tender the property will be reviewed and demolition may be the only option.

<b>Reasons for the Decision(s)</b>	<p>An Executive Board Report of (2013, Adult Social Care Provision) identified certain assets within the adult estate investment plan be disposed of in order to improve the City Council's residential and day-care facilities for adults presenting with a range of complex care needs. This report made no provision for the required delegations to approve property decisions required to establish the best method of disposal nor any provision for the potential need for demolition.</p> <p>Oakdene is now void and the service relocated to a new unit at Barkla Close. For these reasons, the premises should now be declared surplus.</p> <p>The same executive board report also made no provision for the setting of final sale prices nor the costs of demolition by the Director of Strategic Assets and Property.</p> <p>Officers are currently exploring the possibility of the site being redeveloped for social housing flats. If this proves to be unviable the property will be sold on the open market.</p> <p>A sale on the open market by informal tender will provide a defined marketing period with specified end date for all interested parties to make a bid. The capital receipt will go to fund other capital projects within the city.</p> <p>Adult Social Care will remain responsible for all costs associated with the building until it is sold.</p> <p>If no realistic interest or offers are received at the end of the tender, the fall-back position of demolition should be agreed based on the costs to be found on the costs detailed in the exempt appendix.</p>
<b>Other Options Considered:</b>	<p>Do nothing - Oakdene residential Unit remains a vacant building and the City Council continues to incur costs for security, grounds and site maintenance. Not an option as the site will continue to incur costs for security and maintenance.</p> <p>Declare the property surplus to requirements and demolish if necessary. Preferred option as the site can be used for other functions or generate an income if the land is sold.</p>
<b>Background Papers:</b>	Short breaks business case
<b>Unpublished background papers:</b>	Business Case Short Breaks Bungalow29.6.2018.doc
<b>Published Works:</b>	N/A
<b>Affected Wards:</b>	Citywide
<b>Colleague / Councillor Interests:</b>	
<b>Any Information Exempt from publication:</b>	Yes

**Exempt Information:**

**Description of what is exempt:**

The cost of demolition is exempt.

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 compromise future negotiations regarding similar transactions.

**Documents exempt from publication:**

Exempt Appendix Oakdene.docx

**Consultations:**

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

Oakdene is now partially occupied and has attracted anti-social behaviour: trespass, drug users. It is highly likely that the anti-social behaviour will increase when Oakdene is totally unoccupied. Therefore it is essential that security is in place as soon as the building is vacated and equally essential that the building demolished or put into service again for another use.

**Equality:**

Please login to the system to view the EIA document: Cessation of long term care at Oakdene residential care17.7.2018.doc

**Any implications affecting IT:**

Yes

**Relates to staffing:**

Yes

**Relates to Council Property Assets:**

Yes

**Decision Type:**

Portfolio Holder

**Subject to Call In:**

Yes

<b>Call In Expiry date:</b>	<b>09/10/2019</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Human Resources, Equality and Diversity, IT, Property, Building Services</b>
<b>Legal Advice:</b>	<b>From the information contained in the report and following discussion with the author of the report and with colleagues in both the property department and the legal department, the proposed transaction does not appear to raise any significant legal issues of concern. Advice provided by Mick Suggett (Team leader: Conveyancing) on 29/04/2019.</b>
<b>Finance Advice:</b>	<b>Any capital receipt obtained from the sale of the Oakdene site will be credited corporately and used to reduce the funding pressure within the Council's capital programme. Advice provided by Ceri Walters on 05/07/2019.</b>
<b>Building Services Advice:</b>	<b>There are no significant concerns with the decision being sought and Building Services is supporting this project Advice provided by Asaad Raouf (Design Services Manager) on 15/03/2019.</b>
<b>HR Advice:</b>	<b>There are no immediate staffing implications with this proposal. Please see previous DDM which covered the closure of the Oakdene Service and the move of staff to BC. Advice provided by Melissa Mooleedhar (Senior HR Consultant) on 06/03/2019.</b>
<b>Equality and Diversity Advice:</b>	<b>Key equality issues were considered in the EIA and it is expected that all actions were taken and any mitigating activities explored Advice provided by Adisa Djan (Equalities and Diversity Consultant) on 20/03/2019.</b>
<b>IT Advice:</b>	<b>The IT Service support the proposals included in this delegated decision. The IT Service will work with colleagues in Adult Social Care to support the decommissioning of Oakdene Residential Care Home. It is anticipated that this will include decommissioning of installed equipment at site, termination of voice and data connections and support for the implementation of replacement services. The decommissioning and commissioning of any new services from 3rd parties may have significant lead times and these will be discussed with colleagues managing the project as requirements are defined. Advice provided by Paul J. Burrows (IT Change, Projects &amp; Strategy Manager) on 12/03/2019.</b>
<b>Property Advice:</b>	<b>Strategic Assets and Property will thoroughly explore, with other colleagues within the Council and Nottingham City Homes the possibility of the site being reused for social housing flats prior to placing the property on the open market for sale. Advice provided by Rodney Alan Martin (Development Manager) on 05/07/2019.</b>
<b>Signatures</b>	<b>Adele Williams (Portfolio Holder for Adult Care &amp; Local Transport)</b>
	<b>SIGNED and Dated: 19/09/2019</b>
	<b>Catherine Underwood (Corporate Director for People)</b>
	<b>SIGNED and Dated: 02/10/2019</b>