

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3685
Author:	Philip Le Couteur
Department:	Development and Growth
Contact:	Philip Le Couteur (Job Title: Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 01158762494)
Subject:	To approve the Capital Spend for Works to 30 Woolpack Lane, The Lace Market, Nottingham, NG1 1GA
Total Value:	£72,136.00 (Type: Capital)
Decision Being Taken:	To provide approval to undertake external repair works to 30 Woolpack Lane.
Reasons for the Decision(s)	The external fabric of the subject property has deteriorated and requires the proposed works (more fully described in the exempt appendix) to improve the quality of the asset. The works that are being completed to the property involve roof repairs, re-puttying and painting the external windows to the property, pigeon spiking the external window cills and providing scaffolding to the property to allow access to perform the works. Three quotes have been procured into order to stay within the procurement regulations within the Council.
Other Options Considered:	Not completing the works - This option has been rejected as roof leaks on the third floor of the property mean that one of the vacant units in the property cannot be let and the other property that is due to become vacant will also be unlettable. It will also improve the overall quality of the asset.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Castle

Colleague / Councillor Interests: N/A

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: The quotations are exempt from publication.

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 discloses the financial and business affairs of the Council and the spending of capital funds from the property trading account.

Documents exempt from publication: 2019.09.02 Appendix for Works to Property.pdf, 2019.09.02 Tenancy Schedule for Business Case.pdf, 2019.06.13 Quote 1.pdf, 2019.06.13 Quote 2.pdf

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

Crime and Disorder Implications: There are no Crime or disorder implications included in this decision.

Equality: EIA not required. Reasons: EIA not required.
Reasons: This is not a new or changing policy, service or function. The decision adheres to all Council Equality policies.

Relates to Council Property Assets: Yes

Decision Type: Portfolio Holder

Subject to Call In:	Yes
Call In Expiry date:	04/11/2019
Advice Sought:	Legal, Finance, Property
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 09/10/2019.
Finance Advice:	The proposed repair work on 30 Woolpack Lane will improve the rental income generation from the property and contributes to the SAM big ticket. The capital costs will be covered by Property Trading Account capital receipts. Advice provided by Mandy Bryce (Finance Analyst) on 11/09/2019.
Property Advice:	The work to be undertaken will repair and enhance the property to ensure it can be let in the future to generate revenue income for the property trading account. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 13/09/2019.
Signatures	David Mellen (Leader/ PH Regeneration, Safety and Communications)
	SIGNED and Dated: 24/10/2019
	Chris Henning (Corporate Director for Development and Growth)
	SIGNED and Dated: 24/10/2019