

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	3733
Author:	Jeremy Bryce
Department:	Development and Growth
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Arkwright Street and Meadows Way, NG2 3DP - sale of freehold interest in 370 sq/mt of trading account land adjacent
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	<p>To declare as surplus Trading Account land previously held as soft verge and adopted highway and make the land available to the Director of Strategic Assests and Management to sell, subject to no alternative operational, regeneration or other requirements being identified.</p> <p>To agree terms for the sale of the Councils freehold interest in this Trading Account land as set out in the exempt appendix. The resultant capital receipt is to be reinvested in better performing assests.</p> <p>This report supersedes Decision 3611, dated 05.08.2019, as a larger amount of land has now been identified to be sold since the NET 2 Exit Notices were issued.</p>
Reasons for the Decision(s)	<p>The land forms part of the proposed Victor House island site redevelopment scheme. The main site was bought in Q3 2016 and subsequently planning permission was applied for and granted, ref 18/00131/PFUL3. The planning application red line plan included some Trading Account land extending to approximately 370 square metres which had previously been acquired by a Compulsory Purchase Order by way of the NET Vesting Order 2009 to deliver the tram route in the immediate area. The main contractor for NET has now issued the relevant Exit Notices for some 370 sq mts of land and it is already; or is proposed to be adopted highway. In this regard the proposed purchase has recently been granted a Stopping Up Order which removes the proposed adoption, which means this land is once again vested in the Council.</p>
Briefing notes documents:	NETPM-LBS823-01-001-CL Estates RL Bdy Final with Areas (V1.2-191030).pdf

**Other Options Considered:** Not to sell the land. This option was rejected as suitable terms have been agreed with the proposed purchaser and there is no operational reason to retain it.

**Background Papers:** None.

**Published Works:** Decision 3611 - sale of the freehold interest in 286 square metres of Trading Account land adjacent to Arkwright Street and Meadows way, Nottingham.

**Affected Wards:** Meadows

**Colleague / Councillor Interests:** None.

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** Terms of sale / financial information.

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 includes sale prices for development land which are commercially sensitive and if disclosed, may prejudice the Councils position in future negotiations for the sale of its inner city land holdings.

**Documents exempt from publication:** 04.11.2019 revised Exempt Appendix Victor House island site.doc

**Consultations:** Date: 05/11/2019  
Ward Councillors: Michael Edwards, Nicola Heaton

Councillors previously consulted 10.07.2019. No responses received.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime and disorder issues that relate to this decision.

Equality:

EIA not required. Reasons: The Decision does not include proposals for new or changing policies, services or functions.

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

18/12/2019

Advice Sought:

Legal, Finance, Property

Legal Advice:

From the information provided in the report and following discussions with the author of the report, the proposed sale transaction does not appear to raise any significant issues of concern.

The transaction will be subject to the normal property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties.

Advice provided by joanne backhouse (Senioir Solicitor) on 27/11/2019.

Finance Advice:

Property trading account does not get any rental income from this land at the moment, the capital receipt from the disposal will support either future investment purchases or will be used to improve the standard of other traded properties to generate more income.

Advice provided by Mandy Bryce (Finance Analyst) on 04/11/2019.

Property Advice:

This is a Property report therefore no further Property comment is required.

Advice provided by Rodney Alan Martin (Development Manager) on 04/11/2019.

Signatures

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

SIGNED and Dated: 11/12/2019

Chris Henning (Corporate Director for Development and Growth)

SIGNED and Dated: 28/11/2019