

Finance and Property Committee

Monday, 25 April 2016 at 14:00

County Hall, County Hall, West Bridgford, Nottingham, NG2 7QP

AGENDA

1	Minutes of the last meeting held on 21 Mar 2016	5 - 8
2	Apologies for Absence	
3	Declarations of Interests by Members and Officers:- (see note below) (a) Disclosable Pecuniary Interests (b) Private Interests (pecuniary and non-pecuniary)	
4	Financial Monitoring Report Period 11 2015-16	9 - 24
5	Changes to the Arrangements for Appointing External Auditors	25 - 28
6	Property Transactions	
6a	Land at Wilford Lane, West Bridgford (The Former 'Wilford Lane Complex')	29 - 38
6b	Sale of 1.84 Acres off Sutton Lane, Sutton cum Lound, DN22 8PY	39 - 46
6c	Chapel Farm, Low Street, Elston, Newark, NG23 5PA	47 - 54
6d	Operational Decisions Taken Outside the Finance & Property Committee Cycle Dec 2015 - Feb 2016	55 - 60
7	Work Programme	61 - 64

8 Exclusion of the Public

The Committee will be invited to resolve:-

“That the public be excluded for the remainder of the meeting on the grounds that the discussions are likely to involve disclosure of exempt information described in paragraph 3 of the Local Government (Access to Information) (Variation) Order 2006 and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.”

Note

If this is agreed, the public will have to leave the meeting during consideration of the following items.

EXEMPT INFORMATION ITEMS

9 Exempt appendices to reports:

9a Land at Wilford Lane, West Bridgford (The Former 'Wilford Lane Complex') EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

9b Sale of 1.84 Acres off Sutton Lane, Sutton cum Lound, DN22 8PY EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

9c Chapel Farm, Low Street, Elston, Newark, NG23 5PA EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

9d Operational Decisions Taken Outside the Finance & Property Committee Cycle Dec 2015 - Feb 2016 EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

Notes

- (1) Councillors are advised to contact their Research Officer for details of any Group Meetings which are planned for this meeting.
- (2) Members of the public wishing to inspect "Background Papers" referred to in

the reports on the agenda or Schedule 12A of the Local Government Act should contact:-

Customer Services Centre 0300 500 80 80

- (3) Persons making a declaration of interest should have regard to the Code of Conduct and the Council's Procedure Rules. Those declaring must indicate the nature of their interest and the reasons for the declaration.

Councillors or Officers requiring clarification on whether to make a declaration of interest are invited to contact Peter Barker (Tel. 0115 977 4416) or a colleague in Democratic Services prior to the meeting.

- (4) Councillors are reminded that Committee and Sub-Committee papers, with the exception of those which contain Exempt or Confidential Information, may be recycled.
- (5) This agenda and its associated reports are available to view online via an online calendar - <http://www.nottinghamshire.gov.uk/dms/Meetings.aspx>

Meeting FINANCE AND PROPERTY COMMITTEE

Date 21 March 2016 (commencing at 2pm)

Membership

Persons absent are marked with an 'A'

COUNCILLORS

Councillor David Kirkham (Chair)
Councillor Darren Langton (Vice-Chair)

Reg Adair	A Diana Meale
Roy Allan	Liz Plant
Richard Butler	Mike Pringle
Kay Cutts MBE	Darrell Pulk
A Stephen Garner	Ken Rigby

A Ex-Officio: Alan Rhodes

OFFICERS IN ATTENDANCE

Pete Barker	Democratic Services
Ian Brearley	Senior Estates Officer, Property
Joanna Cooper	BCF Programme Manager
Jayne Francis-Ward	Corporate Director, Resources
Jas Hundal	Service Director, Transport, Property & Environment
Phil Keynes	Team Manager, Place
Nigel Stevenson	Service Director, Finance & Procurement
Andrew Stevens	Group Manager, Property

MINUTES OF THE LAST MEETING

The minutes of the last meeting held on 22 February 2016, having been circulated to all Members, were taken as read and were confirmed and were signed by the Chair.

APOLOGIES FOR ABSENCE

None.

MEMBERSHIP

Councillor Allan replaced Councillor Meale for this meeting only.

DECLARATIONS OF INTEREST

None.

BETTER CARE FUND POOLED BUDGET – Q3 RECONCILIATION AND APPROVAL OF POOLED FUND AGREEMENT

Joanna Cooper, Better Care Fund Programme Manager, preceded her introduction to the report with an overview presentation of the Better Care Fund.

RESOLVED: 2016/029

- 1) That the findings of the reconciliation of the BCF Pooled Fund be noted.
- 2) That the variation to the Better Care Fund section 75 pooled budget for 2015/16 be approved, subject to amendments proposed by the Governing Bodies of the Clinical Commissioning Groups (CCG).
- 3) That the variation to the Better Care Fund section 75 pooled budget for 2016/17 be approved, subject to amendments proposed by the Governing Bodies of the Clinical Commissioning Groups (CCG).

FINANCIAL MONITORING REPORT: PERIOD 10 2015/2016

RESOLVED: 2016/030

- 1) That the revenue budget expenditure to date and year end forecasts be noted.
- 2) That the contingency request be approved.
- 3) That the Capital Programme expenditure to date and year end forecasts be noted and the variances to the Capital Programme be approved
- 4) That the Council's Balance Sheet transactions be noted
- 5) That the performance of the Procurement Team be noted
- 6) That the performance of the Accounts payable and Accounts Receivable Teams be noted.

JOINT CIPFA TRAINING SCHEME – EXAMINATION SUCCESS

RESOLVED: 2016/031

- 1) That the continuing success of the Joint CIPFA Training Scheme be noted.
- 2) That the Chairman of the Finance & Property Committee sends a letter of congratulation to Mr Hodson in recognition of his tremendous success.

ENERGY COSTS AND PROCUREMENT

RESOLVED: 2016/032

That the contents of the report be noted.

PROPERTY GROUP- RETAINED STRUCTURE

RESOLVED: 2016/033

That the structure for the Property Group as outlined in Appendix 2.0 to the report be approved.

PROPERTY TRANSACTIONS

LATEST ESTIMATED COST: SCHOOLS PLACES PROGRAMME 2016

RESOLVED: 2016/034

That the latest estimated costs for the building works programme as set out in the report be approved.

DISPOSAL OF LAND AT BROOMHILL FARM, NOTTINGHAM ROAD, HUCKNALL

RESOLVED: 2016/035

That approval be given to enter in to a conditional contract for the sale of approximately 16.5 acres (6.68 Hectares) at Broomhill Farm, Nottingham Road, Hucknall on terms outlined in the exempt appendix.

DISPOSAL OF LAND AT SPARKEN HILL, WORKSOP

RESOLVED: 2016/036

That approval be given to the sale of 4.75 acres of land at Sparken Hill on terms outlined in the exempt appendix.

HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS)

LAND ACQUISITION – 180 SQM TO REAR OF 48 HIGH STREET, HUCKNALL

RESOLVED: 2016/037

That approval be given to the purchase of 180 Square metres of land at the rear of 48 High Street, Hucknall for the HTCIS on terms set out in the exempt appendix.

WORK PROGRAMME

RESOLVED: 2016/038

That the Committee's work programme be noted.

EXCLUSION OF THE PUBLIC

RESOLVED: 2016/039

That the public be excluded from the remainder of the meeting on the grounds that discussions are likely to involve the disclosure of exempt information described in paragraph 3 of the Local Government (Access to Information) (Variation) Order 2006 and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

EXEMPT INFORMATION ITEMS

DISPOSAL OF LAND AT BROOMHILL FARM, NOTTINGHAM ROAD, HUCKNALL

RESOLVED: 2016/040

That the information set out in the exempt appendix be noted.

DISPOSAL OF LAND AT SPARKEN HILL, WORKSOP

RESOLVED: 2016/041

That the information set out in the exempt appendix be noted.

HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS) LAND ACQUISITION – 180 SQM TO REAR OF 48 HIGH STREET, HUCKNALL

RESOLVED: 2016/042

That the information set out in the exempt appendix be noted.

The meeting closed at 3.17pm.

CHAIR

25 April 2016**Agenda Item: 4****REPORT OF THE SERVICE DIRECTOR – FINANCE, PROCUREMENT AND
IMPROVEMENT****FINANCIAL MONITORING REPORT: PERIOD 11 2015/2016****Purpose of the Report**

1. To provide a summary of the revenue position of the County Council for the year to date with year-end forecasts.
2. To provide a summary of Capital Programme expenditure to date and year-end forecasts.
3. To inform Members of the Council's Balance Sheet transactions.

Information and Advice**Background**

4. The Council approved the 2015/16 budget at its meeting on 26 February 2015. As with previous financial years, progress updates will be closely monitored and reported to both management and Committee on a monthly basis.

Summary Revenue Position

5. Table 1 below summarises the revenue budgets and forecast outturn for each Committee. A £6.6m underspend position is currently predicted. In light of the Council's continuing financial challenges, the key message to effectively manage budgets and wherever possible deliver in-year savings is being reinforced.

Table 1 – Revenue Expenditure and Forecasts as at Period 11

Forecast Variance as at Period 10 £'000	Committee	Annual Budget £'000	Actual to Period 11 £'000	Year-End Forecast £'000	Latest Forecast Variance £'000
2,111	Children & Young People	140,189	129,029	141,550	1,361
(6,425)	Adult Social Care & Health	205,211	169,993	198,327	(6,884)
16	Transport & Highways	60,355	53,434	60,156	(199)
(236)	Environment & Sustainability	31,261	24,629	30,777	(484)
181	Community Safety	3,006	1,649	3,148	142
(454)	Culture	13,395	11,912	12,951	(444)
(1,456)	Policy	25,041	22,004	23,331	(1,710)
(914)	Finance & Property	34,544	33,378	33,637	(907)
(513)	Personnel	3,285	1,975	2,845	(440)
10	Economic Development	1,525	943	1,491	(34)
351	Public Health	5,217	(1,332)	5,406	189
(7,329)	Net Committee (under)/overspend	523,029	447,614	513,619	(9,410)
(173)	Central items	(10,509)	(37,682)	(11,289)	(780)
-	- Schools Expenditure	246	246	246	-
(105)	Contribution to/(from) Traders	441	2,274	316	(125)
(7,607)	Forecast prior to use of reserves	513,207	412,452	502,892	(10,315)
584	Transfer to / (from) Corporate Reserves	(6,363)	-	(4,697)	1,666
217	Transfer to / (from) Departmental Reserves	(13,580)	(738)	(11,563)	2,017
-	- Transfer to / (from) General Fund	(6,038)	-	(6,038)	-
(6,806)	Net County Council Budget Requirement	487,226	411,714	480,594	(6,632)

* The actual net expenditure for Public Health is skewed depending upon the timing of the receipt of grant.

Committee and Central Items

6. The main variations that have been identified are explained in the following sections.

Children & Young People (forecast £1.4m overspend)

7. The underlying overspend is £1.5m (after planned use of grant reserves and excluding redundancy costs). This is a decrease of £0.3m compared to period 10. A range of mitigating actions have been developed and pursued which has included a letter from the Corporate Director to restrict all non-essential spend and to adhere to vacancy control procedures as part of budget control measures. The recruitment of all agency staff requires the explicit approval of the Service Director Children's Social Care.

8. The Children's Social Care Division is reporting a forecast net overspend of £2.1m (£2.1m after the planned use of grant reserves), the major contributing variances being:

- £1.5m (£1.5m period 10) net overspend on staffing due to the continued use of agency staff to cover vacancies in social work and safeguarding teams.

- £0.2m (£0.1m period 10) overspend on Provider Services (Looked After Children placements). The £0.1m increase in overspend is due to Edge of Care packages in the External Placements service.
 - £0.2m (£0.2m period 10) overspend on transport as demand continues to exceed the budget.
 - £0.1m (£0.2m period 10) overspend on the rest of Children's Disability Services (CDS) mainly due to flexible & targeted short breaks and associated childcare. The overspend has reduced due to a revised forecast for childcare packages.
 - £0.2m overspend on the social work practice pilot which includes a forecast extension to the original timescale of 6 months to 31 March 2016. This includes the successful bid for £0.2m from the Strategic Development Fund.
 - £0.1m (nil variance in period 10) underspend on all other budgets. This includes the Social Work Trainee budget not being utilised in 2015/16, the transfer of staff training costs to the Resources Department Workforce Development team and declared underspends on accruals relating to 2014/15.
9. The Education Standards and Inclusion Division is reporting a forecast overspend of £0.8m, mainly due to an overspend on Special Educational Needs and Disability Policy and Provision (£1.0m). There is a continued demand for home to school transport in excess of the budget. This is partially offset by an underspend in Support to Schools Service (£0.3m).
10. The Youth, Families and Culture Division division is reporting a forecast underspend of £1.3m after budgeted use of grant reserves (£1.6m period 10). The main variances are:
- £0.7m underspend on Early Years & Early Intervention relating to contract savings, pension refunds, childcare commitments and recently confirmed backdated National Non-Domestic Rates (NNDR) refunds.
 - £0.3m (£0.4m period 10) underspend across the Family Service and Youth Justice budgets arising primarily from savings within employee costs and activities and support budgets. The reduced underspend is due to lower levels of Payments by Results under Phase 2 of the Troubled Families programme which is proving to be much more challenging than before.
 - £0.2m (£0 in period 10) underspend in the Arts Service, arising from salary savings in readiness for 2016-17 targets, increased teaching income and grant income, and winding down of the Nottinghamshire Performing Arts service.
11. The Capital and Central Charges area is forecasting a £0.3m overspend due to insurance charges in excess of the budget allocated for this purpose which is the additional cost of premiums for historic abuse cases.
12. There is also an underspend of £0.5m in Business Support which relates to savings associated to the part year effect of fixed term contracts and holding vacancies in anticipation of future years' savings.

Adult Social Care & Health (forecast £6.9m underspend)

13. The main variances are explained below.

14. The Strategic, Commissioning, Access and Safeguarding Division is currently reporting a net underspend of £1.5m (£1.2m underspend after the use of reserves). This is the same as period 10 and is comprised of the following:

- Client Contribution income is still forecasting a shortfall of £0.9m. The improved position in recent months is partly due to the systems review work and also due to a general increase in Residential income.
- Supporting People are forecasting a £1.5m underspend. This is a reduction in underspend of £0.1m since last period. This underspend is due to changes on the Learning and Disability (LD) Contract spend.
- There is still a forecast underspend of £0.3m on software costs within the Framework Team and the Market Development Team.
- Business Support cost centres are showing a forecast underspend of £0.3m on various budgets such as mileage, printing and equipment. The main service has transferred to Resources so costs such as these are covered there.
- The Access and Safeguarding teams are now forecasting a £0.1m underspend due to staffing vacancies.
- Other areas of Strategic Commissioning are forecasting a combined underspend of £0.3m. Underspends across various contracts, including Carers, Crisis Prevention and LD are being partially offset by an overspend on Emergency Night Response Service.

15. The North Nottinghamshire Division is currently forecasting a net underspend of £1.7m (£1.0m underspend after the use of reserves) against the budget. This is a reduction in spend of £0.2m since period 10 and is comprised of the following:

- Residential Services are now forecasting an increased underspend of £0.7m. This is primarily due to additional confirmed Continuing Healthcare income.
- Day Services and Employment are forecasting an increased underspend of £1.7m. It is comprised of a £1.5m underspend within Day Services staffing and £0.5m in Supported Employment. The increase is due to increased staffing underspends. These are offset by a £0.3m overspend on Transport Services.
- Bassetlaw Community Care are forecasting an increased overspend of £0.7m due to overspends in Younger Adults. More detail is contained below after Mid and South Nottinghamshire.

16. The Mid and South Divisions are currently forecasting an underspend of £1.2m (£0.4m underspend after the use of reserves) which when combined with the £0.7m overspend in Bassetlaw is an increase in commitment of £0.1m since Period 10. Although there is still a significant waiting list of assessments which may further increase commitments when these are completed.

17. Across Mid, South and North Nottinghamshire the major variances on care package costs are:

- Older Adults across the County are currently forecasting an underspend of £4.1m. This is due to a net decrease in commitment of £0.7m since period 9 and is reflective of the continuing fall in commitments on Framework month on month;
- Younger Adults across the County are currently forecasting an overspend of £2.1m. This is a net increase of £0.9m in commitment since period 9 and is reflecting the continued increase in Framework commitments across most services;
- Expenditure under the remit of Service Directors and Principal Social Worker costs are currently forecasting an overspend of £1.5m, which represents a decrease of £0.3m since period 10.

18. The Transformation Division is forecasting an underspend of £2.5m against the budget. This is due to underspends on the Care Act and is in addition to the previous announcement that we won't need to repay money given to the council for Part 2 of the Care Act. Although this money was allocated to combat winter pressures, not all of it will now be spent this financial year.

Policy (forecast £1.7m underspend)

19. This forecast underspend is due to:

- £0.4m underspend in Legal Services due mainly to continuing improvements in electronic and digital working and an ongoing efficiency programme reducing operating costs where possible;
- £0.1m underspend relating to running costs in Democratic Services;
- £0.3m underspend in Document Services due to early delivery of savings and increased recharges.
- £0.2m reduction in running costs at the Customer Services Centre, together with an increase in income resulting from a small increase in blue badge applications;
- £0.4m underspend resulting from a detailed review of expenditure relating to the Programme and Project Team, this is matched by a reduction in the use of corporate reserves;
- £0.2m underspend against the Ways of Working Programme budget.
- £0.1m underspend in the Business Support Centre as a result of holding staff vacancies.

Finance & Property (forecast £0.9m underspend)

20. This forecast underspend is due to:

- £0.5m underspend in Property due to a staffing rationalisation and savings on county office building maintenance in advance of saving requirements in 2016/17, together with additional Estates income
- £0.2m underspend on county offices and facilities management due to reduced business rates payable on county offices;
- £0.2m underspend within Finance and Procurement relating to staff vacancies in advance of saving requirements in 2016/17.

Central Items (forecast £0.8m underspend)

21. Central Items primarily consists of interest on cash balances and borrowing, together with various grants, contingency and capital charges.
22. Interest payments fluctuate depending on expectations of future rates and anticipated slippage on the capital programme. Current Treasury Management forecasts suggest a net overspend on interest of £0.6m.
23. At the time of setting the 2015/16 budget, several funding allocations had not been announced and therefore assumptions about certain grants were made, based on the best information available at the time. Throughout the year confirmations are received, and current forecasts suggest a net additional grant of £0.4m will be received in 2015/16.
24. The Council's original budget included a contingency of £5.1m to cover redundancy costs, slippage of savings and unforeseen events. Following base budget adjustments (£2.5m) being removed from Departmental budgets and contingency requests (£7.1m) approved at previous Finance and Property Committees, the remaining contingency balance stands at £0.5m. Table 1 assumes that the full contingency allocation will be used before year end as new requests are likely to emerge.
25. Redundancy payments and enhancements to pensions, a practice that is no longer permitted, are paid for centrally. These are expected to be £0.4m under the original valuation.
26. The Minimum Revenue Provision (MRP) charge for 2015/16 is based upon the timing and level of capital expenditure and capital receipts. Current profiles and forecasts will result in an MRP charge which is £0.6m lower than budget.

Transfer to / (from) reserves

27. A review of reserves has been undertaken to identify surplus departmental reserves that may be released to support the budget. The outcome of this review resulted in £3.6m of departmental reserves being transferred to corporate reserves as part of the overall budget strategy.
28. As reported under Policy Committee, there is slippage in the Programme and Projects Team and Ways of Working which are funded by Corporate Reserves. To match the slippage there is a corresponding reduction in the use of reserves.

Progress with savings (forecast shortfall £7.2m in 2015/16)

30. Given the continued financial challenge that the Council is facing, savings schemes were approved as part of the 2015/16 budget process.
31. The review of Redefining Your Council (considered by Policy Committee in July 2015) noted that transformation is inherently risky to deliver and that the task of achieving significant budget savings becomes increasingly difficult over time, as change is overlaid upon change. Considerable lessons have been learned from savings projects which have been approved and delivered to date. Whilst programme and project management arrangements have been effective, a stronger approach to the identification and management of the assumptions which underpin projects is being put in place to ensure that they are evidenced and challenged prior to full implementation.

Capital Programme

32. Table 2 summarises changes in the gross Capital Programme for 2015/16 since approval of the original programme in the Budget Report (Council 26/02/15):

Table 2 – Revised Capital Programme for 2015/16

	2015/16 £'000	£'000
Approved per Council (Budget Report 2015/16)		112,039
Variations funded from County Council Allocations : Net slippage from 2014/15 and financing adjustments	(6,539)	
		(6,539)
Variations funded from other sources : Net slippage from 2014/15 and financing adjustments	(5,969)	
		(5,969)
Revised Gross Capital Programme		99,531

33. Table 3 shows actual capital expenditure to date against the forecast outturn at Period 11.

Table 3 – Capital Expenditure and Forecasts as at Period 11

Committee	Revised Capital Programme £'000	Actual Expenditure to Period 11 £'000	Forecast Outturn £'000	Expected Variance £'000
Children & Young People	35,644	21,026	29,924	(5,720)
Adult Social Care & Health	4,317	1,809	1,990	(2,327)
Transport & Highways	36,320	30,385	35,595	(725)
Environment & Sustainability	2,516	1,932	2,560	44
Community Safety	-	-	-	-
Culture	1,532	930	872	(660)
Policy	1,976	1,816	1,981	5
Finance & Property	10,237	6,756	9,363	(874)
Personnel	298	28	258	(40)
Economic Development	6,691	4,788	6,175	(516)
Contingency	-	-	-	-
Total	99,531	69,470	88,718	(10,813)

Children & Young People

34. In the Children and Young People's Committee capital programme, a total forecast underspend of £5.7m has been identified. This is mainly as a result of slippage against the School Places programme (£1.3m) as well as slippage and savings identified against the School Capital Refurbishment programme (£4.4m).
35. Also, in the Children and Young People's Committee, two section 106 contributions have been secured from developers as follows:
- Cotgrave Candleby Lane School – £0.228m
 - The Bramble Academy - £0.229m

This funding will be used to create additional school places as a result of local property developments.

It is proposed that the Children and Young People's Committee capital programme is varied to reflect the additional section 106 contributions

Adult, Social Care & Health

36. In the Adult Social Care and Health Committee capital programme, a total forecast underspend of £2.3m has been identified. This is mainly as a result of the Council's contribution to two Living at Home projects (£1.9m) slipping into the early part of the 2016/17 financial year. Also, £0.3m slippage has been incurred against the County Enterprise Foods project as a result of planning issues.

Transport & Highways

37. In the Transport and Highways Committee capital programme, a total forecast underspend of £0.7m has been identified. This is mainly as a result of re-profiling of costs associated with the A57 Roundabout project (£0.6m).
38. Also in the Transport and Highways Committee, it is proposed that £0.350m revenue funding is used to fund average speed camera equipment. The purchase of this equipment will help achieve the Council's target of reducing serious casualties on Nottinghamshire's roads

It is proposed that the Transport and Highways Committee capital programme is varied to reflect the purchase of average speed camera equipment, funded from revenue.

Culture

39. In the Culture Committee capital programme, a forecast underspend of £0.7m has been identified. This is as a result of the Sherwood Forest Visitor Centre project (£0.2m) being re-profiled into 2016/17 and minor slippage against a number of library capital projects.

Finance & Property

40. In the Finance and Property Committee capital programme, a total forecast underspend of £0.9m has been identified. This is mainly as a result of re-profiling of the Customer Services Centre project (£0.4m) due to tender process delays which have slipped the occupation date to June 2016. Funding of £0.3m associated with the CLASP demolition and re-provision of services project has also been re-phased into 2016/17.

Economic Development

41. In the Economic Development Committee capital programme, a total forecast underspend of £0.5m has been identified. This is as a result of further grants associated with the Economic Development Capital Fund slipping into the 2016/17 financial year.

Financing the Approved Capital Programme

42. Table 4 summarises the financing of the overall approved Capital Programme for 2015/16.

Table 4 – Financing of the Approved Capital Programme for 2015/16

Committee	Capital Allocations £'000	Grants & Contributions £'000	Revenue £'000	Reserves £'000	Gross Programme £'000
Children & Young People	16,894	18,188	297	265	35,644
Adult Social Care & Health	1,682	2,428	172	35	4,317
Transport & Highways	12,509	23,234	47	530	36,320
Environment & Sustainability	1,187	729	600	-	2,516
Community Safety	-	-	-	-	-
Culture	1,462	70	-	-	1,532
Policy	1,976	-	-	-	1,976
Finance & Property	9,957	50	-	230	10,237
Personnel	-	118	-	180	298
Economic Development	3,246	3,445	-	-	6,691
Contingency	-	-	-	-	-
Total	48,913	48,262	1,116	1,240	99,531

43. It is anticipated that borrowing in 2015/16 will decrease by £16.9m from the forecast in the Budget Report 2015/16 (Council 26/02/2015). This decrease is primarily a consequence of:

- £8.9m of net slippage from 2014/15 to 2015/16 and financing adjustments funded by capital allocations.
- Variations to the 2015/16 capital programme funded from capital allocations totalling £2.4m as approved to the February Full Council meeting.
- Net slippage in 2015/16 of £10.4m of capital expenditure funded by capital allocation identified as part of the departmental capital monitoring exercise.

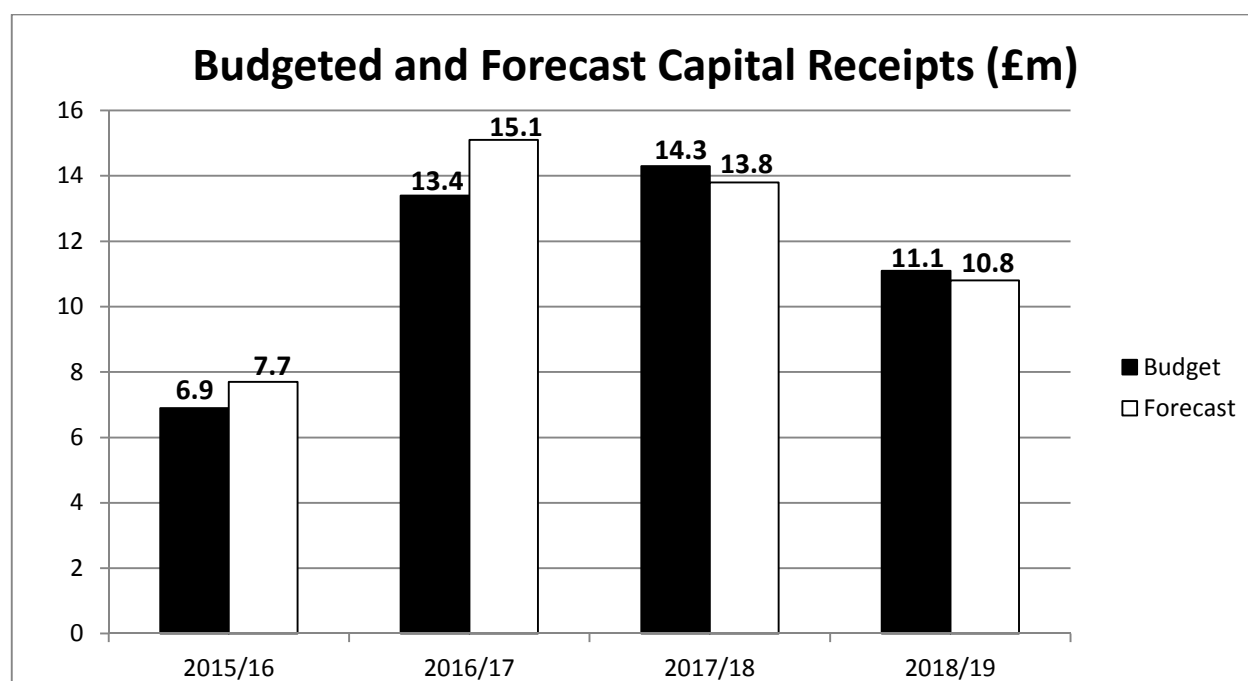
Prudential Indicator Monitoring

44. Performance against the Council's Prudential Indicators is regularly monitored to ensure that external debt remains within both the operational boundary and the authorised limit.

Capital Receipts Monitoring

45. Anticipated capital receipts are regularly reviewed. Forecasts are currently based on estimated sales values of identified properties and prudently assume a slippage factor based upon a review of risk associated with each property.

46. The chart below shows the budgeted and forecast capital receipts for the four years to 2018/19.



47. The dark bars in the chart show the budgeted capital receipts included in the Budget Report 2015/16 (Council 26/02/2015). These capital receipts budgets prudently incorporated slippage, giving a degree of "protection" from the risk of non-delivery.

48. The capital receipt forecast for 2015/16 is £7.7m. To date in 2015/16, capital receipts totalling £5.9m have been received.

49. The number and size of large anticipated receipts increase the risk that income from property sales will be below the revised forecasts over the next three years. Although the forecasts incorporate an element of slippage, a delay in receiving just two or three large receipts could result in sales being lower than the forecast.

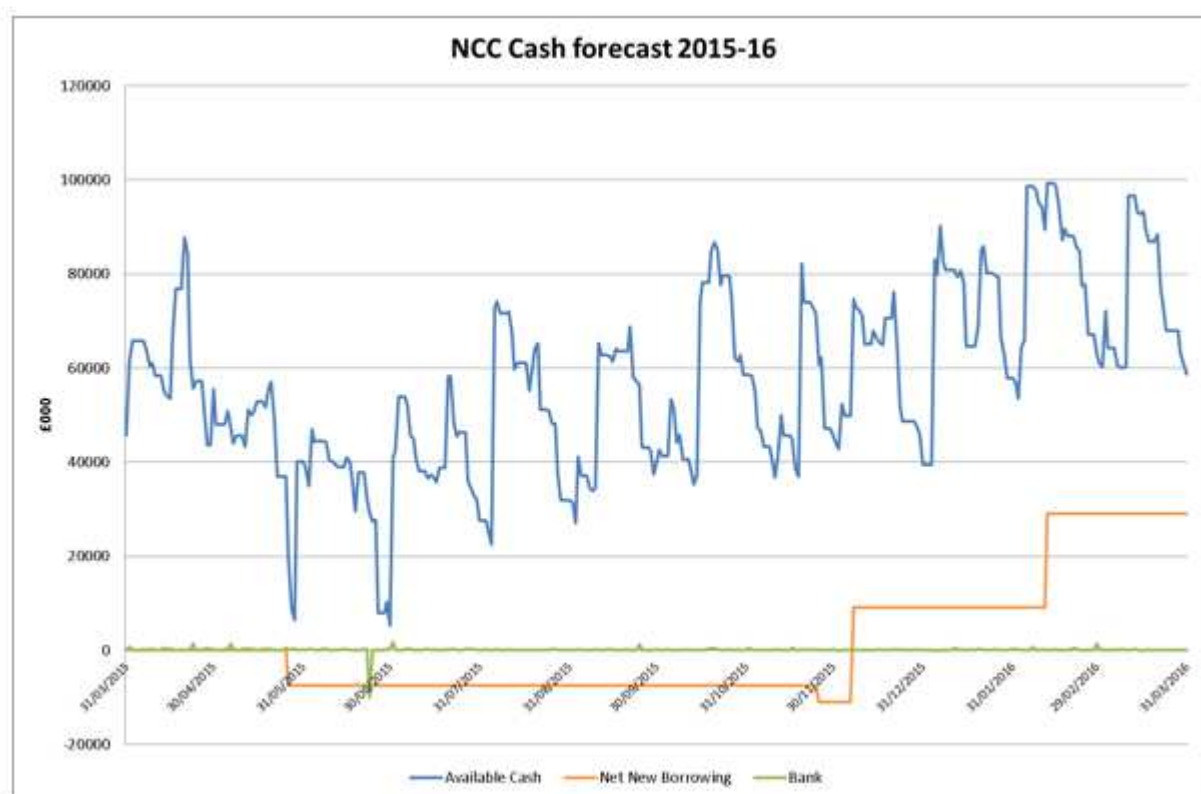
50. Current Council policy (Budget Report 2015/16) is to set capital receipts against the principal of previous years' borrowing. This reduces the amount of Minimum Revenue Provision (MRP) to be set aside each year. It is important to regularly monitor capital receipt forecasts and their effect on the overall revenue impact of the Capital Programme.

Treasury Management

51. Daily cash management aims for a closing nil balance across the Council's pooled bank accounts with any surplus cash invested in accordance with the approved Treasury Management Policy. Cash flow is monitored by the Senior Accountant (Pensions & Treasury Management) with the overall position reviewed quarterly by the Treasury Management Group. The Cash forecast chart below shows the actual cash flow position to date and forecasts for the remainder of the year. Cash inflows are typically higher at the start of the year due to the front loading receipt of Central Government grants, and the payment profile of precepts. However, cash outflows, in particular capital expenditure, tend to increase later in the year.

The chart below gives the following information:

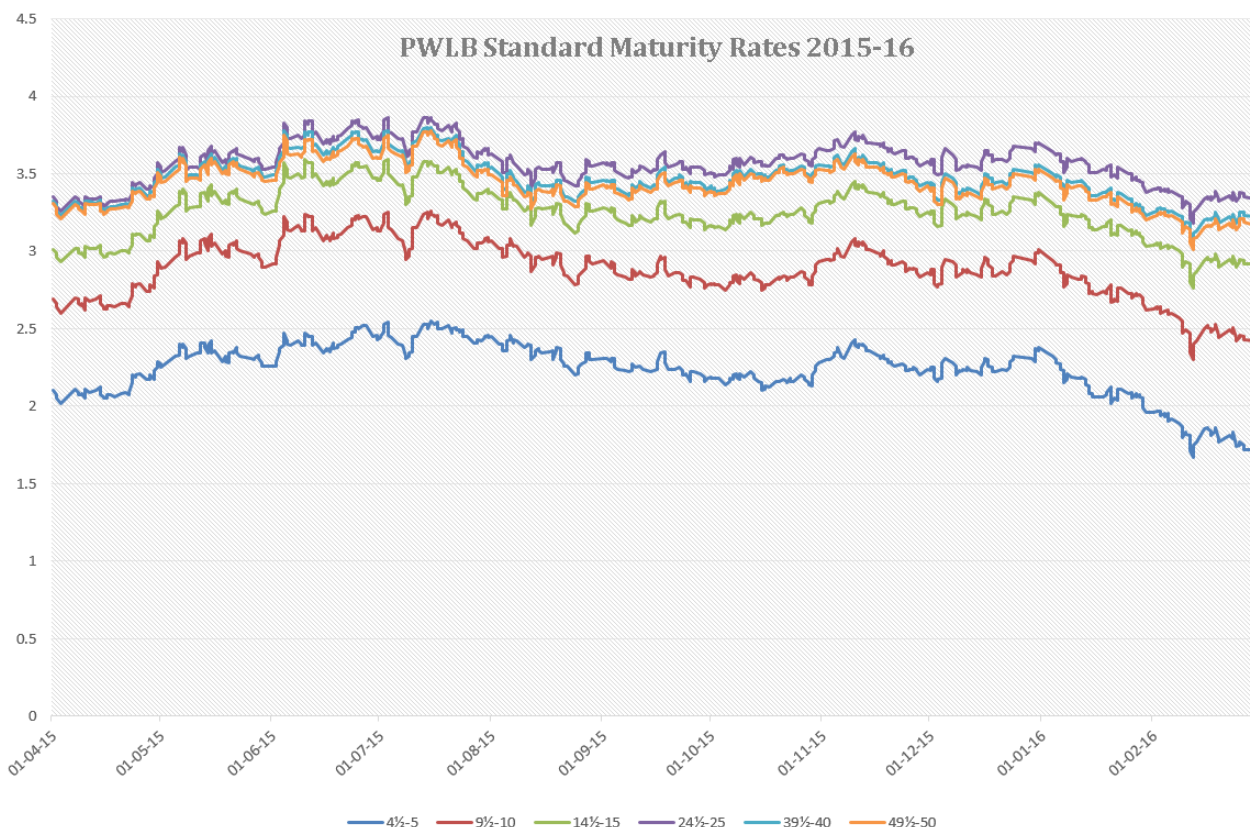
Available cash	Surplus cash (invested in call accounts or money market funds) or a shortfall of cash indicating a need to borrow.
Net new borrowing	New loans taken during the year net of principal repayments on existing borrowing.
Bank	That element of surplus cash held in the Council's Barclays Bank account.



52. The Treasury Management Strategy for 2015/16 originally identified a need for additional borrowing of £78m to fund the capital programme, replenish internal balances and to replace maturing debt. This was later adjusted to nil, in line with the most recent capital monitoring and reserves forecast and the TM Mid-Year report. However, in-year cashflow analysis indicated a possible shortage of cash over the Christmas period, and so £20m long-term debt was borrowed

from PWLB on 7 December. Also, a dip in PWLB rates in January resulted in a further £20m being borrowed. The forecast year-end under-borrowed position for 2015/16 is now £175m (although this will drop if there is further slippage in the capital programme). In other words, the Council's reserves and working capital will allow some £175m of potential debt to be postponed to 2016/17 and beyond.

53. PWLB rates are monitored closely in order to feed into decisions on new borrowing. Longer term rates are currently where they were at the beginning of the year and it looks like they could fall further yet. This situation will be monitored and further borrowing might be undertaken before the year-end. The Council is able to take advantage of the PWLB "certainty rate" which is 0.2% below the standard rates. The chart below shows the movement in standard PWLB maturity rates during 2015/16.

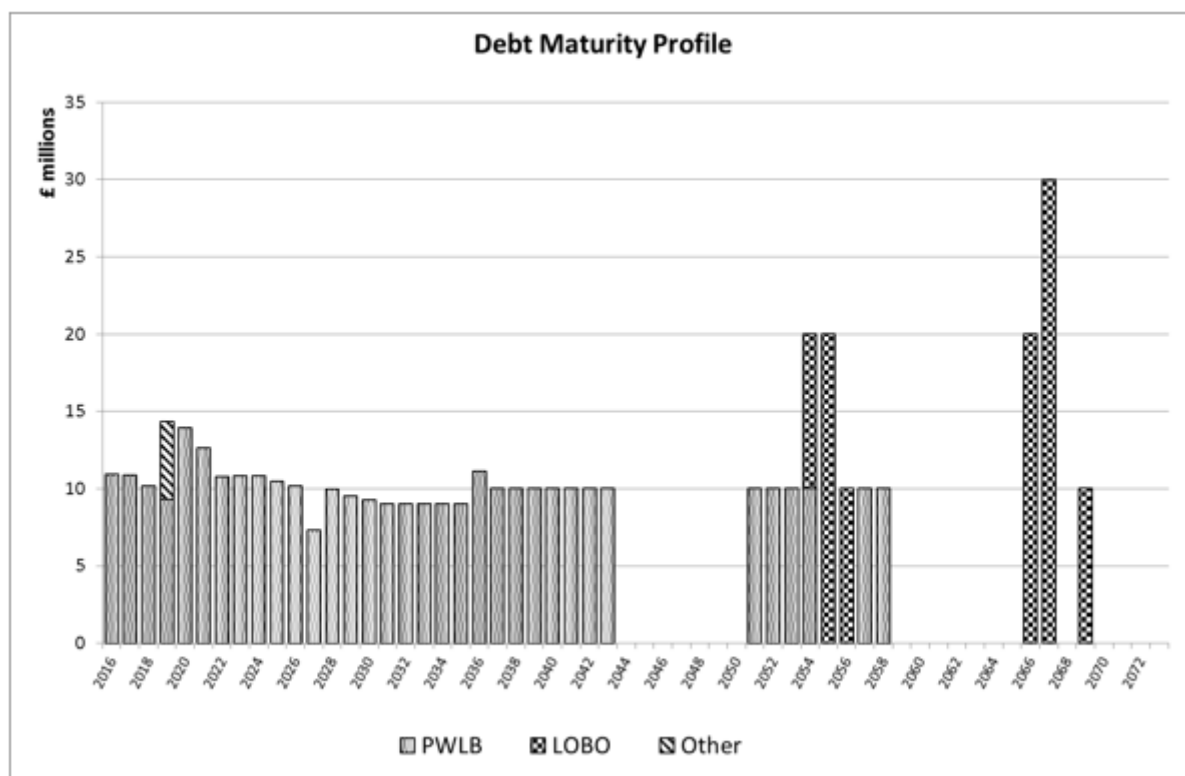


54. Borrowing decisions will take account of a number of factors including:

- expected movements in interest rates
- current maturity profile
- the impact on revenue budgets and the medium term financial strategy
- the treasury management prudential indicators

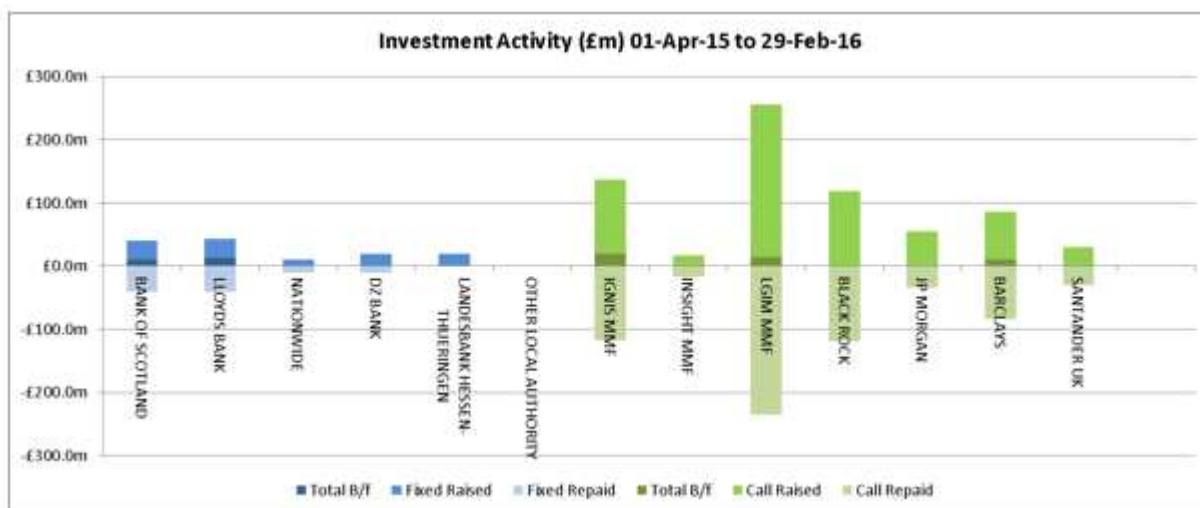
55. The maturity profile of the Council's debt portfolio is shown in the chart below. The PWLB loans are reasonably well distributed and have a maximum duration of 41 years. Longer-term borrowing (maturities up to 55 years) was obtained from the market some years ago in the form of 'Lender's Options, Borrower's Options' loans (LOBOs). These loans are treated as fixed rate loans (on the basis that, if the lender increases the rate at an option point, the Council will repay the loan) and were all taken at rates lower than the prevailing PWLB rate at the time. They are shown in the chart below at their latest maturity points, but could actually mature at various points before then, constituting a risk that the Council will have to then borrow at the prevailing interest rate. The 'other' loan denotes the recent borrowing from the money markets where

the main objective was to minimise interest costs. Refinancing of these loans has been factored into the Treasury Management Strategy.



56. The investment activity for 2015/16 to the end of February 2015 is summarised in the chart and table below. Outstanding investment balances totalled £70.2m at the start of the year and £97.4m at the end of the period. This is in line with the forecast cash flow profile for the year.

	Total B/f £ 000's	Total Raised £ 000's	Total Repaid £ 000's	Outstanding £ 000's
Bank of Scotland	10,000	30,000	(40,000)	-
Lloyds Bank	13,000	30,000	(40,000)	3,000
Nationwide	-	10,000	(10,000)	-
DZ Bank	-	20,000	(10,000)	10,000
Landesbank Hessen- Thueringen	-	20,000	-	20,000
Other Local Authority	1,500	-	-	1,500
IGNIS MMF	20,000	117,350	(117,350)	20,000
Insight MMF	-	16,450	(16,450)	-
LGIM MMF	14,550	241,000	(235,550)	20,000
Black Rock	500	118,700	(119,200)	-
JP Morgan	-	54,600	(34,600)	20,000
Barclays	10,650	76,050	(83,800)	2,900
Santander UK	-	29,500	(29,500)	-
Total	70,200	763,650	(736,450)	97,400



57. The majority of fixed term deals have been placed with Lloyds Bank or Bank of Scotland, both part of Lloyds Banking Group (LBG). Although LBG does not currently meet the minimum credit rating criteria required by the Council's Treasury Management Policy, both Lloyds Bank and Bank of Scotland individually do. The Council's lending list has been reviewed for 2016/17, and additional banks meeting the Council's lending criteria have been added. This may mean that less reliance is placed on Lloyds Bank and Bank of Scotland, but all counterparty ratings are regularly monitored and lending restrictions placed accordingly.

Procurement Performance

58. The Procurement Group continues to review the Council's performance on a regular basis. An update on Strategic Performance Information and ongoing developments will be provided for this report to Committee on a quarterly basis with the next update to be included in the Year end report.

Debt Recovery and Accounts Payable Performance

59. The debt recovery and accounts payable performance information will continue to be reviewed at an operational level on a fortnightly basis. The strategic performance information will be compiled for this report to Committee on a quarterly basis with the next update to be included in the Year end report

Statutory and Policy Implications

60. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATIONS

- 1) To note the revenue budget expenditure to date and year end forecasts
- 2) To note the Capital Programme expenditure to date and year end forecasts and approve variances to the Capital Programme

- 3) To note the Council's Balance Sheet transactions

Nigel Stevenson Service Director – Finance, Procurement and Improvement Division

For any enquiries about this report please contact:

Glen Bicknell - Senior Finance Business Partner, Senior Accountant

Simon Cunningham - Senior Accountant, Pensions and Treasury Management

Constitutional Comments (HD 04/04/2016)

61. Committee has the authority to determine the recommendations within the report.

Financial Comments (GB 21/03/2016)

62. The financial implications are stated within the report itself.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

- 'None'

Electoral Division(s) and Member(s) Affected

'All'

25 April 2016**Agenda Item: 5****REPORT OF SERVICE DIRECTOR, FINANCE, PROCUREMENT AND
IMPROVEMENT****CHANGES TO THE ARRANGEMENTS FOR APPOINTING EXTERNAL
AUDITORS****Purpose of the Report**

1. This report summarises the changes to the arrangements for appointing External Auditors following the closure of the Audit Commission and the end of the transitional arrangements at the conclusion of the 2017/18 audits.
2. The Council will need to consider the options available and put in place new arrangements in time to make a first appointment by 31 December 2017. In advance of that, the Council is asked to consider opting in to a Sector-Led Body being set up by the Local Government Association (LGA).

Information and Advice

3. The Local Audit and Accountability Act 2014 brought to a close the Audit Commission and established transitional arrangements for the appointment of external auditors and the setting of audit fees for all local government and NHS bodies in England. These transitional arrangements come to an end following the audit of the accounts for 2017/18.
4. The Council's current external auditor is KPMG, under a contract let by the Audit Commission. Following closure of the Audit Commission the contract is currently managed by Public Sector Audit Appointments Limited (PSAA), the transitional body set up by the LGA with delegated authority from the Secretary of State CLG. Current fees are based on discounted rates offered by the firms in return for substantial market share. When the contracts were last negotiated nationally by the Audit Commission they covered NHS and local government bodies and offered significant economies of scale.
5. When the current transitional arrangements come to an end on 31 March 2018 the Council will be able to move to local appointment of the auditor. There are a number of routes by which this can be achieved, each with varying risks and opportunities.
6. The scope of the audit will still be specified nationally; the National Audit Office (NAO) is responsible for writing the Code of Audit Practice which all firms appointed to carry out the Council's audit must follow. Not all accounting firms will be eligible to compete for the work; they will need to demonstrate that they have the required skills and experience. The

registration process for this has not yet commenced and so the number of firms is not known. It is expected that the list of eligible firms may include the top 10 or 12 firms in the country, including our current auditor. It is unlikely that small, local, independent firms will meet the eligibility criteria

Options for local appointment of External Auditors

7. There are three broad options open to the Council under the Local Audit and Accountability Act 2014 (the Act).

Option 1 To make a stand-alone appointment

8. In order to make a stand-alone appointment the Council would need to set up an Auditor Panel. The majority of the members of the panel must be independent appointees, which precludes current and former elected members (or officers) and their close families and friends.

Advantages/benefit

- Setting up an auditor panel allows the Council to take maximum advantage of the new local appointment regime and have local input to the decision.

Disadvantages/risks

- Recruitment and servicing of the Auditor Panel, running the bidding exercise and negotiating the contract is estimated by the LGA to cost in the order of £15,000 plus on-going expenses and allowances.
- The Council would not be able to take advantage of reduced fees that may be available through joint or national procurement contracts. The assessment of bids and decision on awarding contracts would be taken by independent appointees and not solely by elected members.

Option 2 Set up a Joint Auditor Panel/local joint procurement arrangements

9. The Act enables the Council to join with other authorities to establish a joint auditor panel. Again this would need to be constituted of a majority of independent appointees. The Council would need to liaise with other local authorities to assess the appetite for such an arrangement.

Advantages/benefits

- The costs of setting up the panel, running the bidding exercise and negotiating the contract would be shared across a number of authorities.
- There is greater opportunity for negotiating some economies of scale by being able to offer a larger combined contract value to the firms.

Disadvantages/risks

- The decision-making body would be further removed from local input.
- The choice of auditor could be complicated where individual Councils have independence issues. An independence issue occurs where the auditor has recently or is currently carrying out work such as consultancy or advisory work for the Council. Where this occurs some auditors may be prevented from being appointed by the terms of their professional standards. Should this occur, the Council might still need to make a separate appointment with all the attendant costs and loss of economies possible through joint procurement.

Option 3 Opt-in to a sector led body

10. In response to the consultation on the new arrangement the LGA successfully lobbied for Councils to be able to 'opt-in' to a Sector Led Body (SLB) appointed by the Secretary of State under the Act. An SLB would have the ability to negotiate contracts with the firms nationally, maximising the opportunities for the most economic and efficient approach to procurement of external audit on behalf of the whole sector.

Advantages/benefits

- The costs of setting up the appointment arrangements and negotiating fees would be shared across all opt-in authorities.
- By offering large contract values the firms would be able to offer better rates and lower fees than are likely to result from local negotiation.
- Any conflicts at individual authorities would be managed by the SLB who would have a number of contracted firms to call upon.
- The appointment process would not be ceded to locally appointed, independent members. Instead a separate body would be set up to act in the collective interests of the 'opt-in' authorities.

Disadvantages/risks

- Individual elected members would have less opportunity for direct involvement in the appointment process.
11. In order for the SLB to be viable and to be placed in the strongest possible negotiating position, the LGA needs Councils to indicate their intention to opt in before final contract prices are known.

Next Steps

12. The Council has until December 2017 to make an appointment. In practical terms this means one of the options outlined in this note will need to be in place by spring 2017 in order that the contract negotiation process can be carried out during 2017.
13. The LGA highlights that, in a recent survey, 58% of respondents expressed an interest in the SLB option. The LGA believes that the greatest economies of scale will come from the maximum number of councils acting collectively through the SLB.
14. The Council is asked to consider whether it is interested in opting in to a SLB. Expressions of interest are requested **by the end of April 2016**, with a formal decision to opt-in being required at a later stage. This will enable the LGA to more accurately evaluate the offering, to strengthen its negotiating position, and to invest resources in providing appropriate support to Councils.

Other Options Considered

15. The range of options available to the Council are set out in this report.

Reason/s for Recommendation/s

16. Best value for money in the appointment of external auditors is most likely to be secured by being part of the SLB. Nationally, the LGA states that the present joint commissioning

arrangements have achieved reductions in fee levels in the order of 50% compared with historic levels. At NCC, the level of fees for 2015/16 reduced by 25% compared with the previous year. It is realistic to assume that best value will continue to be driven through the strengthened bargaining position that a sector-led approach should offer.

17. No commitment to the SLB is required at this stage. By expressing an interest, the Council would ensure that all options remain open to it.

Statutory and Policy Implications

18. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION

- 1) That the Council submits its expression of interest in opting in to the LGA's Sector-Led Body for the appointment of external auditors following the close of the 2017/18 accounts.

Nigel Stevenson

Service Director (Finance, Procurement and Improvement)

For any enquiries about this report please contact:

Rob Disney

Head of Internal Audit

Constitutional Comments (KK 23/3/16)

19. The proposal in this report is within the remit of the Finance and Property Committee.

Financial Comments (SES 12/04/16)

20. There are no specific financial implications arising directly from this report.

Background Papers

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

- Background information supplied by the Local Government Association.

Electoral Division(s) and Member(s) Affected

- All.

25 April 2016**Agenda Item: 6a****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****LAND AT WILFORD LANE, WEST BRIDGFORD (THE FORMER
“WILFORD LANE COMPLEX”)****Purpose of the Report**

1. To advise members of the outcome of a three stage marketing exercise for the sale of land at Wilford Lane, West Bridgford.
2. To seek approval for 2 Ha (4.94 acres) of the former Wilford Lane Complex to be retained by the County Council for the possible future provision of a primary school.
3. To seek approval for the disposal of 7.41 Ha (18.31 acres) of the former Wilford Lane Complex.
4. To seek approval for the selection of a preferred developer for the 7.41 Ha site in accordance with the matters as contained within the exempt appendix.
5. To seek approval to the proposed sale terms for the disposal of the 7.41 Ha site to the preferred developer as detailed in the exempt appendix.

Information and Advice

6. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.

Education Advice

7. The Strategic Place Planning and School Administration (SPPSA) advise that pupil places in the West Bridgford area have been at a premium for several years and will continue to be so for the foreseeable future. All primary schools have been expanded to their respective capacities, including Heymann Primary School which was recently expanded to become a 630-place school. In spite of this several schools are heavily over-subscribed.
8. Additional land will be required to further increase primary school capacity, but there are no sites immediately available in a suitable location. County Council-owned land

at Adbolton Lane has been considered as having potential for a school site but it is not in a location which would support a new school, as it is too far from the main catchment/population areas.

9. Part of the County Council-owned Wilford Lane Complex site has been identified as a suitable location on which to build a new school to support the provision of needed places in West Bridgford, together with the numbers arising from the proposed housing development on that site.
10. Securing a 2 Ha (4.94 acres) site out of the Wilford Lane Complex site will “future proof” the County Council if additional primary school accommodation for the town of West Bridgford becomes an absolute necessity.

Land and Property Advice

11. The site known as the former Wilford Lane Complex is located in West Bridgford. The Nottingham Express Transit (NET) has a tram stop on Wilford Lane, within immediate proximity of the site.
12. The total land area of the site comprises approximately 9.41 hectares (23.25 acres).
 - a. It is proposed to dispose of an area for residential development totalling 7.41 Ha (18.31 acres), shown cross hatched, and
 - b. Retain an area of 2 Ha (4.94 acres) for the construction of a primary school at some time in the future.

These areas are shown on the attached Plan. The site is currently heavily contaminated.

13. In the event that this potential need for a primary school in the West Bridgford area does not arise, or if this requirement can be accommodated elsewhere, then the County Council will have a 2 Ha (4.94 acres) site, which will have been fully remediated and have the benefit of all services and which could then be sold for development.
14. The former Wilford Lane Complex land has been subject to landfilling in prior years, principally with Pulverised Fuel Ash (PFA), but also other waste materials. The site was operated as a District Landfill prior to 1974 and is believed to contain 50% inert and 50% putrescible waste. The site is believed to have accepted PFA from the nearby Clifton Power Station. That site was closed in the late 1970's.
15. The County Council inherited the closed site in the early 1980s. The site was not an engineered landfill, however, and had not been capped on closure. In consequence, the County Council undertook remedial works to partially restore the site. This partial remediation merely consisted of capping the site with clays and clayey soils before the site was seeded and planted. Site specific screening values were developed, which confirmed widespread contamination should the site ever be utilised for either residential or a school use.
16. It is for this reason that the value of the Wilford Lane site is significantly reduced to reflect the significant remediation costs required and the consequent significant

extension of any development programme. The remediation will take a number of forms:-

- a. Removal of hot spot contamination.
 - b. Installation of gas venting trenches and ground improvement techniques.
 - c. The foundation design of the housing will also require attention - either piled foundations or a beam and block slab, both with passive gas venting facility.
17. The site also has the development constraint of surface water drainage issues. The present arrangement is that the clay topped PFA tends to hold water, which can be observed under heavy rain conditions. Part of the site is located in the River Trent Flood Zone 3.
 18. The site does benefit from the flood protection afforded by the River Trent embankment scheme. However when the River Trent is in spate, the opportunity to discharge to the Trent is greatly reduced and, with part of the site in Flood Zone 3, a robust and integrated surface water attenuation scheme will be required for the proposed residential land to be sold site and for the land to be retained for the proposed primary school.
 19. In comparison with a “greenfield site” of a similar developable site area, it is therefore expected that the value of all the land at the former Wilford Lane Complex is reduced by virtue of the site constraints identified above. It is estimated that the remediation and flood alleviation costs could be in the region of £1million plus.
 20. The County Council have previously used this land for sports grounds and pavilion and it is understood that the land was also used for a small landscaping depot. The County Council also own a large area of land to the west of Greythorn Dyke, which is located on the western boundary of the Wilford Lane and which is currently used as a recreation area. The County Council will continue to monitor this land, which was previously used for gravel/ chalk extraction.
 21. An outline planning application for development of the land for housing was submitted by the County Council in 2007. Rushcliffe Borough Council (RBC) resolved to grant a planning consent however no final agreement was reached with RBC regarding the necessary Section 106 Agreement. It is proposed that this application is withdrawn, to be followed by the submission of a new planning application.
 22. In accordance with the requirements of Section 123 Local Government Act 1972 a Public Notice was placed for two consecutive weeks in the Nottingham Evening Post, specifying that it was the intention of the County Council to dispose of the land at former Wilford Lane Complex. No objections to the proposed disposal have been received.
 23. As part of the overall transaction for the disposal of the residential development site, it is proposed that any purchaser will be required to remediate the 2 Ha site to be retained by the County Council for future development of the primary school and to provide access and services to serve the retained land, within a period of 2 years from commencement of the remediation of the residential development site.

24. The site has been extensively marketed by the County Council's appointed joint agents. A wide range of offers has been received for the property both on a gross and net basis. All of the offers received were subject to a satisfactory planning consent being obtained.
25. The marketing of the site was undertaken by informal tender, in three stages. First stage offers were invited for the whole site i.e. 9.41 Ha. Second stage offers were invited on a "net of costs" basis, with the prospective purchasers being required to identify/estimate the cost for remediation and planning. Third stage offers were invited on the basis that 2 Ha (4.94 acres) would be retained by the County Council, for the possible future construction of a primary school. At each stage of the informal tender process, the offers received have been subject to "due diligence" scrutiny by the County's joint agents. A summary of all the offers received is included as part of the exempt appendix.
26. It is proposed that the Council enters a contract, conditional on planning, with the recommended preferred developer. It is proposed that the contract will provide for the County Council to approve the purchaser's planning application before this is submitted to RBC. The contract will be conditional upon the purchaser receiving a satisfactory planning consent for residential development.
27. The contract will also require the purchaser to remediate the whole of the Wilford Lane Complex site, including the 2 Ha (4.94 acres) to be retained by the County Council. The Purchaser will provide access and all services to enable the construction of a primary school within a period of 2 years from commencement of the site remediation.
28. A summary of the proposed contract commercial terms is contained in the exempt appendix.

Other Options Considered

29. Apart from the County Council retaining part of the land for the future construction of Primary School, it is confirmed that the Council have no operational requirement for this land and it has been declared surplus and can be sold.
30. An alternative to disposal would be the letting of the property however for various commercial reasons this is not a viable alternative.
31. Alternative sale options have been considered and reflect the various offers received. More detailed commentary on these alternative sale options are contained in the exempt appendix.

Reason/s for Recommendation/s

32. To enable the Council to enter a sale contract conditional on planning.
33. To generate a capital receipt.

34. To ensure that the site for the proposed Primary School is remediated by the adjoining developer, to a suitable specification to allow development as a primary school or for future disposal.

Statutory and Policy Implications

35. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATIONS

- 1) That Committee note the outcome of a three stage marketing exercise for the sale of land at Wilford Lane, West Bridgford.
- 2) That approval be given to the retention of 2 Ha (4.94 acres) of the former Wilford Lane Complex for possible future provision of a primary school.
- 3) That approval be given to the disposal of 7.41 Ha (18.31 acres) of the former Wilford Lane Complex.
- 4) That approval be given to the selection of a preferred developer for the 7.41 Ha site, in accordance with the matters contained within the exempt appendix.
- 5) That approval be given to the proposed sale terms for the disposal of the 7.41 Ha site to the preferred developer, as detailed in the exempt appendix.

Jas Hundal

Service Director – Environment, Transport & Property

For any enquiries about this report please contact: Oliver Dyke 07525 699698

Constitutional Comments (CEH 23.03.16)

36. The recommendations fall within the remit of the Finance and Property Committee. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the open market and Committee should satisfy itself of this.

Financial Comments (GB 23.03.16)

37. The financial implications are set out in the report.

Background Papers and Published Documents

38. None.

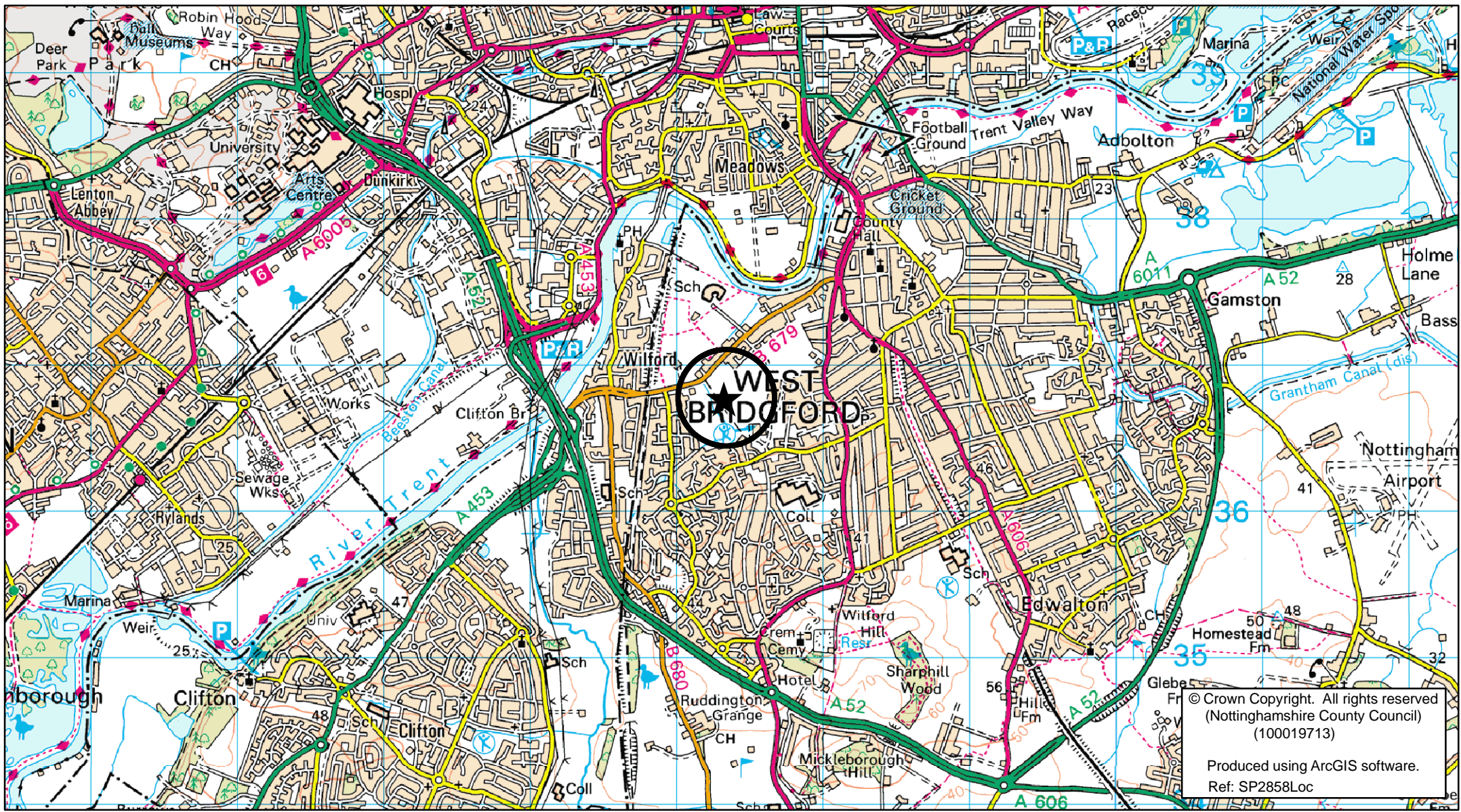
Electoral Division(s) and Member(s) Affected

39. Ward(s): West Bridgford West
Member(s): Councillor Gordon Wheeler

File ref.: /OD/SB/00212

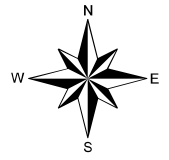
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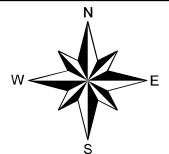
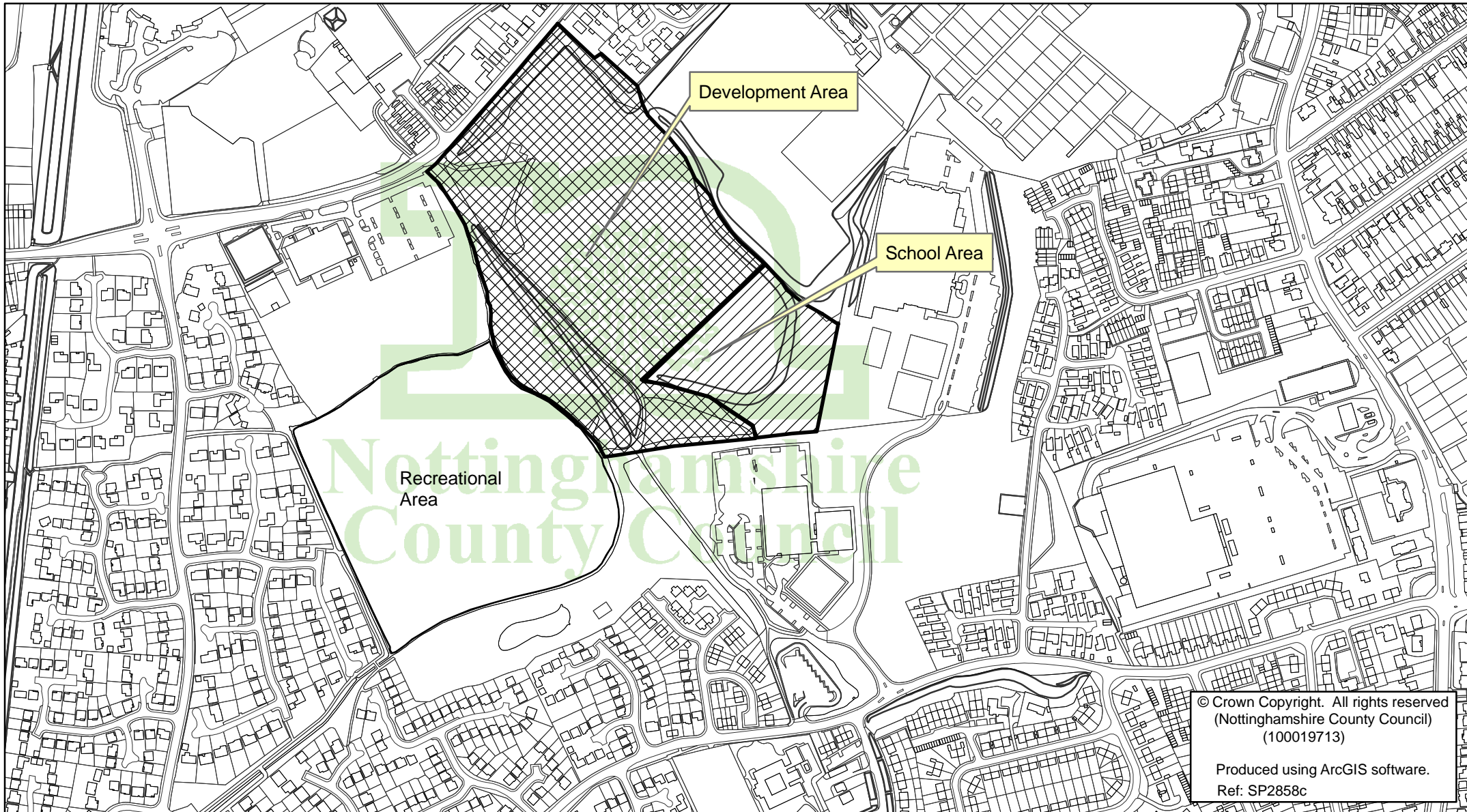
Properties affected: 00212 - Wilford Complex



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Produced using ArcGIS software.
Ref: SP2858Loc





25 April 2016**Agenda Item: 6b****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****SALE OF 1.84 ACRES OFF SUTTON LANE, SUTTON CUM LOUND DN22
8PY****Purpose of the Report**

1. To seek approval of the Finance & Property Committee to the sale of 1.84 acres of land at Sutton Lane, Sutton cum Lound, DN22 8PY on the terms set out in the exempt appendix.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. The Finance & Property Committee resolved to lease the 1.84 acre site at Sutton cum Lound to the Nottinghamshire Community Foundation (NCF) for a 99 year term in 2014 for a Village Community Site. This resolution re-affirmed a Property Portfolio decision which was originally made in 2009.
4. The land is now let to the NCF for the 99 year term which will expire in 2113.
5. Following the recent sale by the Authority of the adjacent 123 acres of agricultural land, the NCF have requested that their leased area be transferred to a freehold to secure external funding/grants in order to develop the site for enhanced community use for the village. On a related subject it should be pointed out that the land in question is subject to access rights which will end when the existing tenancy expires.
6. Terms for the sale have been agreed, and these are detailed in the exempt appendix.
7. The Ward Councillor has been informed of this report.

Other Options Considered

8. Retention of the land for other purposes is not appropriate as the land is surplus to requirements and non-operational.

Reason/s for Recommendation/s

9. To provide the long term provision of a community area in the Village including allotments in response to representation by the Parish Council.

Statutory and Policy Implications

10. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That approval be given to the sale of 1.84 acres land at Sutton Lane, Sutton cum Lound, DN22 8PY on the terms set out in the exempt appendix.

Jas Hundal

Service Director – Environment, Transport & Property

For any enquiries about this report please contact: Tim Slater 0115 977 2076

Constitutional Comments (SOM 12.04.2016)

11. The recommendations fall within the remit of the Finance and Property Committee. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the open market and the committee should satisfy itself of this.

Financial Comments (GB 12.04.2016)

12. The financial implications are set out in the report.

Background Papers and Published Documents

13. Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Finance & Property Committee Report May 2014.

Electoral Division(s) and Member(s) Affected

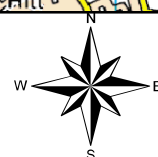
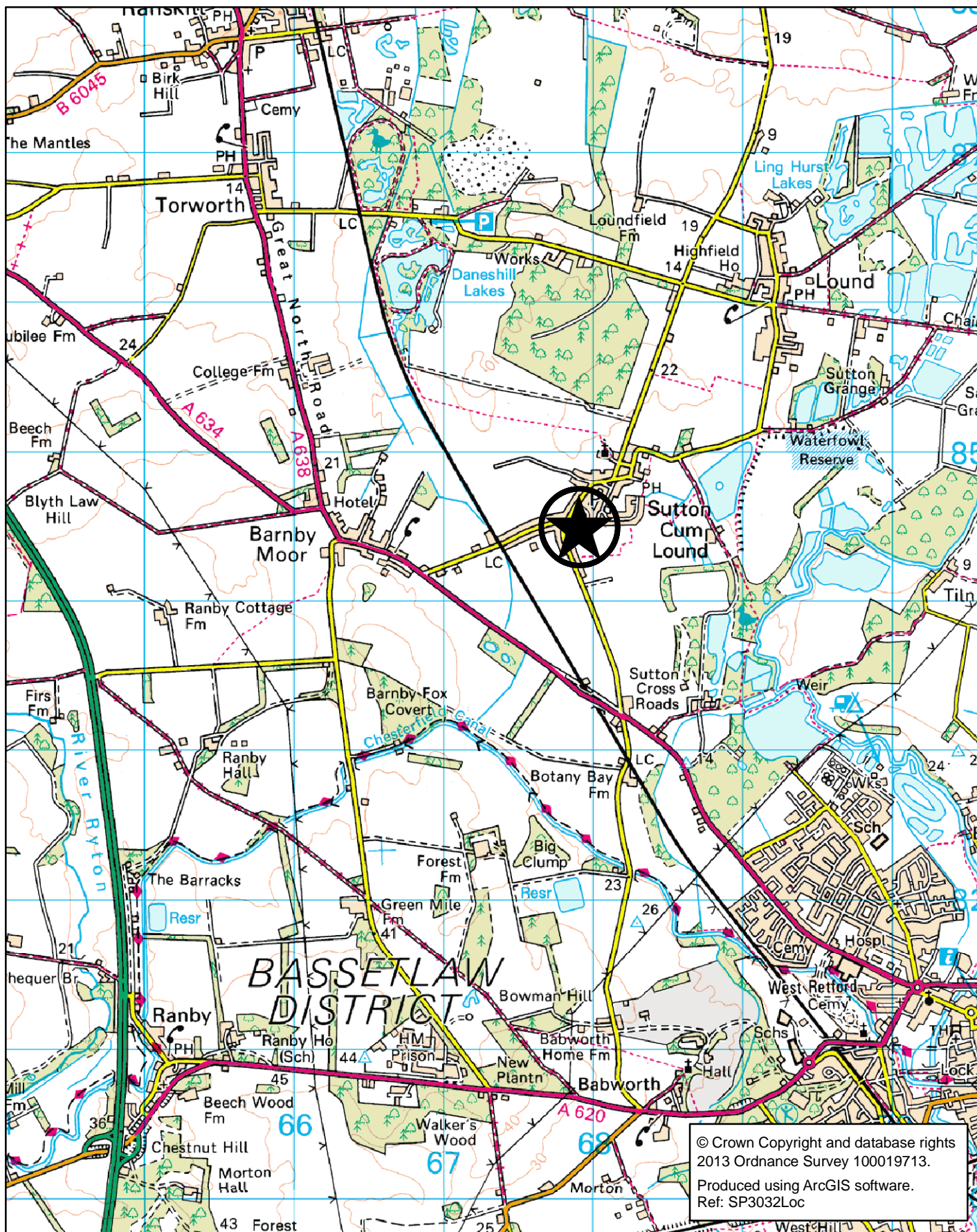
Ward(s): Misterton

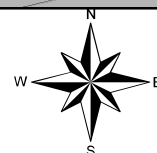
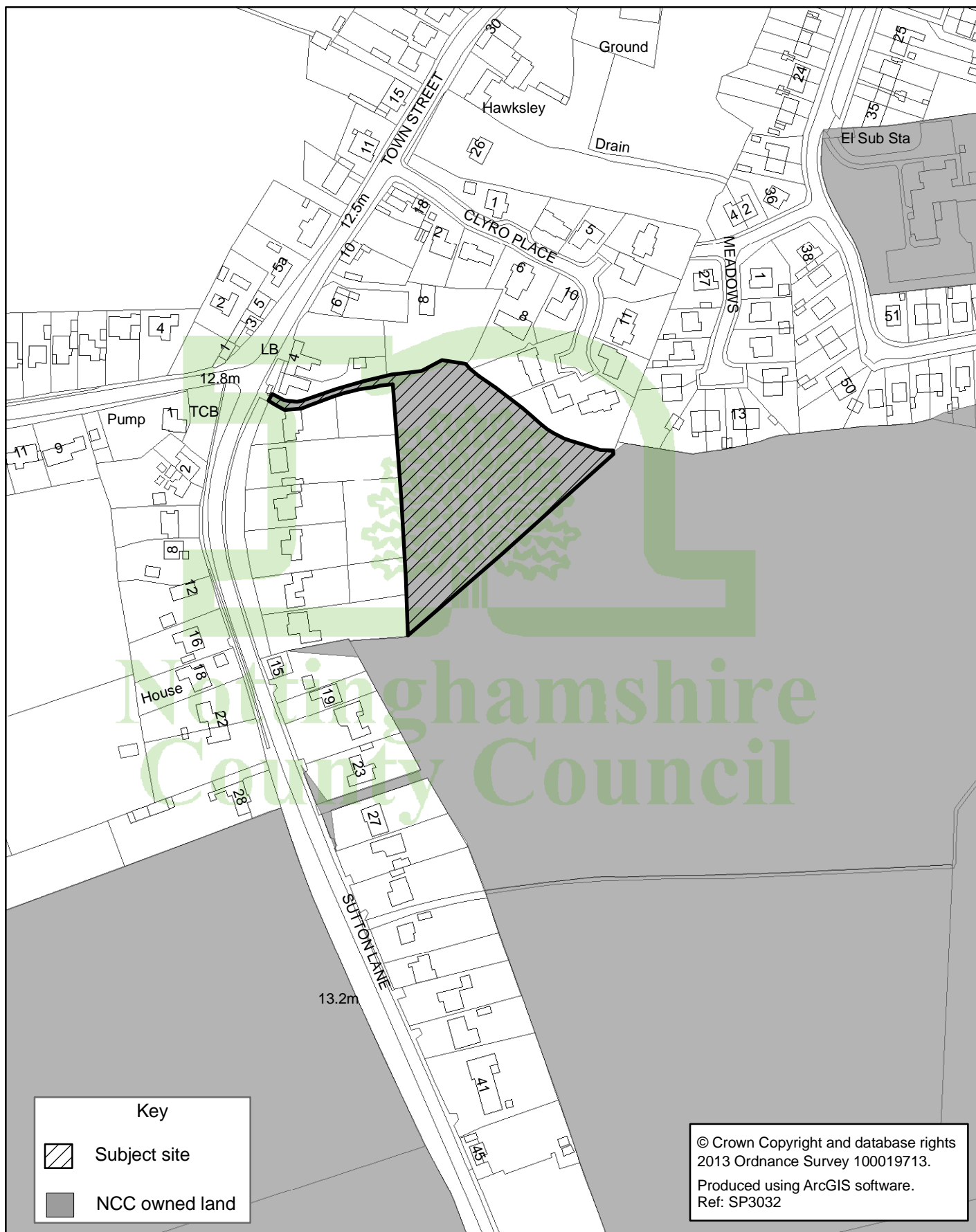
Member(s): Councillor Liz Yates

File ref.: /TS/SB/00045

SP: 3032

Properties affected: 00045 - Sutton-cum-Lound Farm (Land only)





25 April 2016**Agenda Item: 6c****REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT &
PROPERTY****CHAPEL FARM, LOW STREET, ELSTON, NEWARK NG23 5PA****Purpose of the Report**

1. To report on the marketing of the property, and offers received.
2. To seek approval to enter into a contract for the sale of Chapel Farm Development site, Low Street, Elston, Newark.

Information and Advice

3. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in exempt appendix.
4. The Property comprises part of the former Chapel Farm incorporating a barn, sheds and a derelict house.
5. Surrender of the above part of Chapel Farm was negotiated in order to facilitate a sale.
6. Planning permission was secured on 19th October 2011 for the demolition of the existing agricultural buildings and the construction of three two storey houses with attached garages. The existing two storey house in the southwest corner of the site to be retained and refurbished.
7. Committee approval was granted on 18 June 2012 to:
 - a) the sale by auction of Chapel Farm Development Site, Low Street, Elston, Newark;
 - b) the variation of a Deed of Surrender dated 4th November 2008 of Chapel Farm site and a Tenancy Agreement of same date in respect of adjoining land in order to facilitate the sale;

- c) the grant of authority for the Service Director, Transport, Property & Environment, in consultation with the Chair (or Vice Chair in his absence) of the Finance and Property Committee also in consultation with the Auctioneers shortly prior to auction date, to set the reserve price.
8. The disposal of the property went to auction in November 2013 but failed to sell.
 9. The planning permission subsequently expired and a new improved consent was obtained on 18th February 2015 for the refurbishment of the farmhouse and the erection of 3 x 4 bedroomed detached houses.
 10. On 27th May 2015 approval was obtained to appoint selling agents (by tender process) to market the site by private treaty.
 11. The property has now been marketed seeking best and final offers by 10th July 2015. Offers were received from six parties, on an unconditional contract basis, save for one on a minor conditional basis.
 12. Committee approval was obtained in September 2015 to contract with the highest bidder. However, if they failed to exchange and complete within 2 months or fell away, then the second highest unconditional bidder would be offered the sight.
 13. Unfortunately the first bidder withdrew late in the day and the second bidder had then committed to another project.
 14. A mini retender of the remaining four bidders has been undertaken and a summary of the offers received is contained in the exempt appendix.

Other Options Considered

15. An alternative to disposal would be the letting of the property, but the letting potential of the site is not considered likely to deliver a significant income stream, with a high risk of significant void (empty) periods.
16. Consideration had been given to sale of the site by Auction again but it was concluded that since the site already had been to Auction and failed to sell, and a better, more marketable planning permission was obtained, that now best value and greatest interest would be secured by a private treaty sale on an unconditional basis.
17. To retain the site but this would incur ongoing costs to the County Council i.e. fly tipping, etc.

Reason/s for Recommendation/s

18. The Authority has no strategic or operational requirement for the property.

Statutory and Policy Implications

19. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That the bids received for the site as detailed in the exempt appendix are noted.
- 2) That approval to be given to the sale of property on terms detailed in the exempt appendix.

Jas Hundal

Service Director – Environment, Transport & Property

For any enquiries about this report please contact: Gael Gamble 0115 977 2083

Constitutional Comments (CEH 21.03.16)

20. The recommendations fall within the remit of the Finance and Property Committee. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the open market.

Financial Comments (GB 23.03.16)

21. The financial implications are set out in the report and the exempt appendix.

Background Papers and Published Documents

22. None.

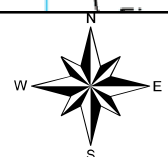
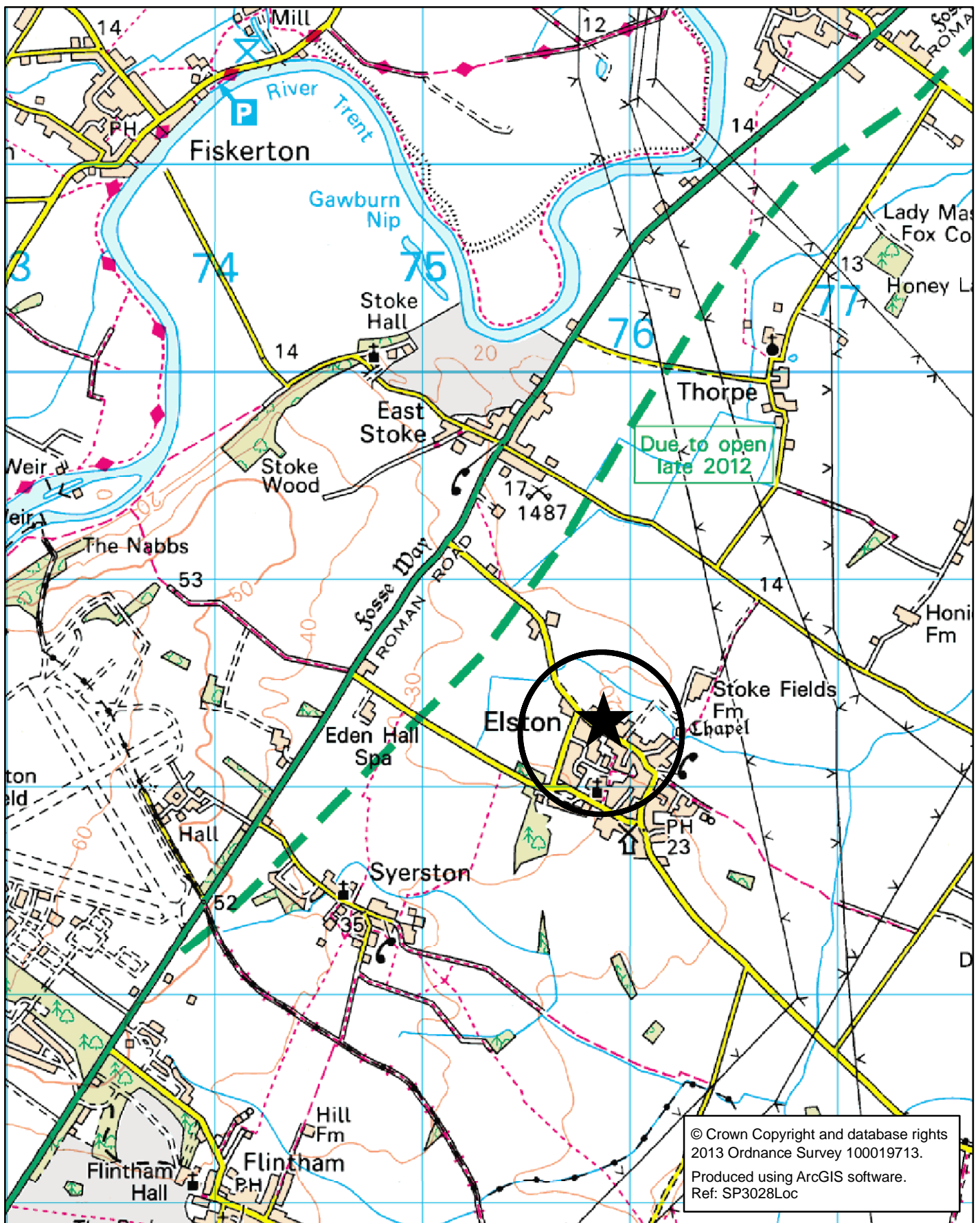
Electoral Division(s) and Member(s) Affected

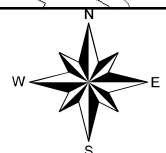
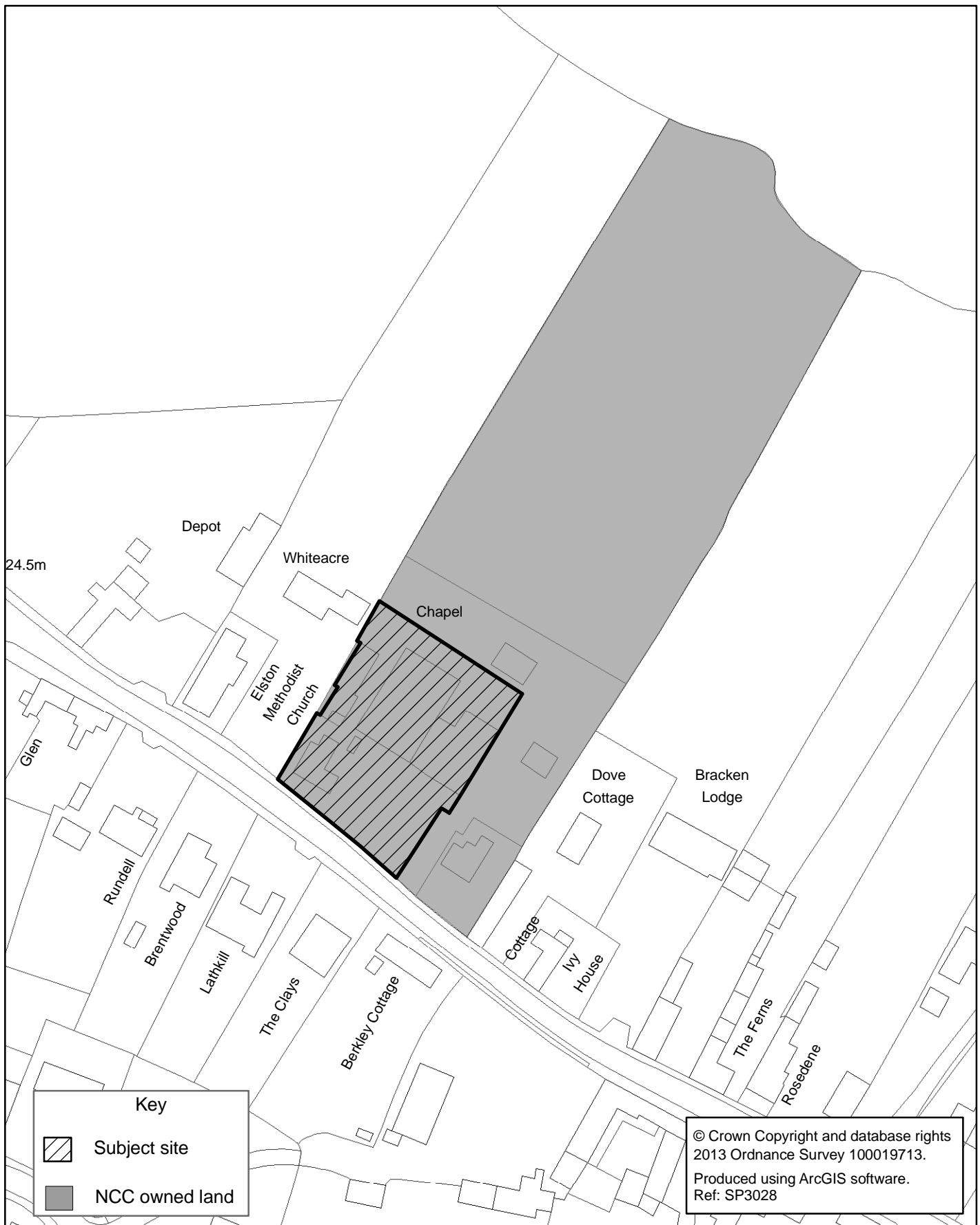
23. Ward(s): Farndon and Muskham
Member(s): Councillor Sue Saddington

File ref.: /GG/SB/00250

SP: 3028

Properties affected: 00250 - Old Farm House





25 April 2016

Agenda Item: 6d

REPORT OF SERVICE DIRECTOR ENVIRONMENT, TRANSPORT & PROPERTY

OPERATIONAL DECISIONS TAKEN OUTSIDE THE FINANCE & PROPERTY COMMITTEE CYCLE DECEMBER 2015 – FEBRUARY 2016

Purpose of the Report

1. As Members will recall at the meeting of this Committee in January 2014 approval was given to amend the list of day to day operational decisions which can be taken by the Director, subject to the chair of Finance & Property Committee determining whether an operational decision should still be reported to Committee. It was also agreed that a report should be submitted to the Finance & Property Committee on a quarterly basis outlining all operational decisions made, supplemented annually by a review report on Estate Management operational decisions. In accordance with this decision this is the quarterly report to inform the Finance & Property Committee of Operational Decisions taken outside the Finance & Property Committee Cycle, between December 2015 and February 2016.

Information and Advice

2. This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a particular person (including the authority holding that information)). The exempt appendix provides details of the terms agreed. Disclosure of this information would prejudice the parties' commercial interests.
3. This report seeks to inform Committee Members of the decisions taken over this period. Details of the decisions taken are shown below: -

Please note relevant Ward Members have been invited to comment on these proposals.

SP	TITLE	DESCRIPTION / open (extract from Operational decision)
2978	Sale of 17 sqm fronting 11 Netherton Road, Worksop	As part of a (now abandoned) road widening scheme, NCC purchased number 11 Netherton Road in the 1970s. The semi-detached property was then re-sold excluding the front yard, which was let on licence to the new owner. The current owner wishes to acquire the freehold of the 17m2 yard, and terms have been agreed.

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2972	Addition to master Wayleave Agreement - Cropwell Road, Radcliffe on Trent	Western Power Distribution have requested an easement as an addition to the master wayleave for the purposes of installing cables for an electricity supply to 20 Cropwell Road on the access drive to Radcliffe on Trent Junior School. Western Power will pay a £400 administration fee.
2967	Sale of Whinney Lane, New Ollerton, Nottingham : Appointment of Auctioneer and disposal by auction	The property comprises a former caretakers 3 bedroomed house located adjacent to Ollerton Primary School. The premise has been declared surplus as it has no further operational need.
2979	Kirkby East Children's Centre – New Lease	The taking of a 13 year lease with effect from 1 September 2012 for the exclusive use of part of The Summit Centre for use as the East Kirkby children's centre.
2980	West Bassetlaw Children's Centre, Langold – New Lease	The taking of a seven year lease with effect from 1 June 2012 for the exclusive use of the Sure Start building adjacent to Langold Dyscarr Scholl for use as the West Bassetlaw Children's Centre.
2976	Lease of School Rooftops for solar panel installations	Granting a 21 year lease to a private sector company to permit the installation of solar panels on the rooftops of various schools throughout Nottinghamshire in exchange for providing the schools with free electricity.
2977	Renewal of Grazing Agreements for Horses on Former reclamation Sites Managed by Country Parks and Green Estates Team	Renewal of original Farm Business Tenancies to Grazing Licences
2968	The Schoolhouse, Blidworth Oaks Primary School – Deed of Grant for Access	In 1982, NCC sold the former school house at Blidworth Oaks Primary School. Within the Conveyance access rights were from the house down the school drive on to Belle Vue Lane. In 2009, NCC implemented an improvement scheme along the access road. Following the completion of this Scheme, the access rights required amending via a Deed of Grant. Approval is sought so that this piece of documentation can be formally completed.
2965	Proposed Non-domestic Ratings Settlements October 2015	Approval is sought for a batch of non-domestic (business) ratings settlements.
2986	Proposed hiring agreement at John Godber Centre – temporary Hucknall Library	Temporary accommodation by way of a room hiring agreement at the John Godber Centre whilst repair works are carried out on the Library in Hucknall.
2982	Boundary Rectification – Chapel Farm, Elston	A boundary rectification at Chapel Farm, Elston.
2993	Proposed easement for installation of underground cable at Land East of Cotgrave Golf Course	Lightsource have requested an easement to install a cable over a disused railway located to the East of the Nottinghamshire Golf Course to the North of Cotgrave. The route follows an existing track over the railway which links two agricultural holdings. The cable will be used to connect a proposed solar farm to the existing local electricity infrastructure on the Eastern side of the disused railway.
2989	Brettles Holding, Rolleston	Finance & Property Committee resolved to dispose of this land in October 2015. Following consultation with the Council's agricultural specialists, the land is to be placed for sale via public auction with Savills plc.

2990	Westfield Farm, Westborough, Newark	Finance & Property Committee resolved to dispose of this land in October 2015. Following consultation with the Council's agricultural specialists, the land is to be placed for sale via public auction with Savills plc.
2987	Fosse Farm, East Stoke	Finance & Property Committee resolved to dispose of this land in October 2015. Following consultation with the Council's agricultural specialists, the land is to be placed for sale via public auction with Savills plc.
2988	Chapel Farm, Elston	Finance & Property Committee resolved to dispose of this land in October 2015. Following consultation with the Council's agricultural specialists, the land is to be placed for sale via public auction with Savills plc.
2981	Deed of Surrender Queens Building, Worksop	The County Council vacated the building on 31 March 2012 and agreed to 'transfer ownership' to Bassetlaw District Council. A Deed of Surrender has been agreed to formally document the County Councils vacation.
2649	Chuter Ede Primary School – Lease to Balderton Pre-School	The Pre School have been on site for a number of years. The lease will formalise their use of the premises; good estate management practice.
2984	Transfer to NCC of Highway land at Swanton Close and Randall Park Way, Retford	Highway land that is currently under the ownership of HCA is to be transferred to NCC
2985	Walesby Primary School – Lease to Walesby School Playgroup	Walesby School Playgroup has been operating out of the school for many years. The lease formalises their occupation.
2995	Re-approval – 11 year Farm Business Tenancy 56Ha Land at former Firbeck Colliery, Carlton in Lindrick	Approval was granted in 2011 (SP2131) for an 11 year Farm Business Tenancy at Firbeck. Due to protracted negotiations with the Tenant by the Client Department and the time taken by the Tenant to enter into the Higher Level Stewardship Scheme, the FBT has not yet been completed. A re-approval of the original report is now sought.
2992	Proposed Non-Domestic Ratings Settlements - December 2015	<p>A total of 2 properties are proposed for settlement in the December batch of re-assessments and will result in a saving to the Authority of £30,944.00 over the life of the current rating list. (2010 – 2017) The properties are Springbank Primary School (Broxtowe) and 30-34 Watson Road (Bassetlaw).</p> <p>The Council's rating agents are paid a fee based on 3.95% of savings achieved, which amounts to £1222.29 for the settlements approved here. These fees will be netted off against the savings achieved.</p>
2991	Proposed Non-Domestic Ratings Settlements – November 2015	<p>1 property is proposed for settlement in the November batch of re-assessments and will result in a saving to the Authority of £18,229.77 over the life of the current rating list. (2010 – 2017) The property is Bramcote College (Broxtowe)</p> <p>The Council's rating agents are paid a fee based on 3.95% of savings achieved, which amounts to £720.08 for the settlement approved here. This fee will be netted off against the savings achieved.</p>
2996	Tollerton Allotments	A nomination has been submitted by Tollerton Parish Council to

		Rushcliffe Borough Council to list Tollerton Allotments as an Asset of Community Value.
3005	Deed of Release – Sandy Lane, Mansfield	<p>For background 3.43 acres of land was originally purchased in 2005 from the Trustees for Allotments for the Labouring Poor for the purposes of a new Residential Home with an additional parcel of land (0.17 acres) fronting Sandy Lane purchased from Mansfield District Council (MDC) to provide suitable access into the site for development purposes.</p> <p>The additional land has a covenant in MDC favour restricting the use of the land to the provision of a residential home for older people and a number of self-contained residential flats for occupation by the elderly. The covenant also precludes the use of the land for commercial or business activity.</p> <p>The whole site is surplus to requirements and was marketed extensively before offers were received.</p>
3007	Tenancy Agreement – Land on corner of Turner Road, Worksop	The Paving Stones Direct Company have enquired about purchasing the area of land left over from the junction improvement scheme on the corner of Turner Road adj to their business. Highways have advised although they have no immediate plans for the land they may want to carry out further junction improvements in the future. As the land has a history antisocial behaviour, overgrown trees and vegetation etc. it would be sensible to allow the enquirer a tenancy agreement as an alternative.
2998	Proposed 2 year lease to Edwinstowe Pre-School Playgroup : Former St John Ambulance Hut, Forest Corner, Sherwood Forest Country Park, Edwinstowe, Mansfield, Notts NG21 9NJ	NCC currently holds a 60 year lease of the Sherwood Forest Country Park from the Trustees of Thoresby Estates & within the Park is a large timber hut which was leased to St John Ambulance. The building is due to be demolished in 2017 as part of the new Visitor Centre which will be built by the Royal Society for the Protection of Birds (RSPB) who have recently signed an Agreement with the County Council to run the Country Park. St John's occupied the hut on a licence agreement which was terminated in November 2015. During their occupation, they sub-let the hut to the Edwinstowe Pre-School Playgroup & terms have been agreed for the Playgroup for them to occupy the building until it is demolished.
3006	Deed of Covenant: Land to the south of Humber Lane, East Stoke, Newark Notts NG23 5QG	NCC sold approx. 2,630 sq yards of land on the south side of Humber Lane, East Stoke in 1997. Within the conveyance is an overage clause, which entitles NCC to receive a sum of any enhancement in value should planning permission be granted within 20 years from the date of sale. The current owners are wishing to dispose of the site & in order to protect NCC interest, a Deed of Covenant needs to be entered into with the purchaser.
3011	34 Watson, Worksop – Approve to dispose and appointment of agent	The Authority is to offer 34 Watson Road, Worksop for sale via public auction with Savills. The property was originally acquired along with number 32 (now demolished) during the site assembly process for the new Worksop Bus Station.
3015	Oakdale Learning Centre, Westfield Lane, Mansfield - Renewal of Short Term 6 Month Lease	On 25 July 2015 the County Council approved terms for a 25 year lease of the Oakdale Learning Centre to the Beech Academy. Pending the Education Funding Agency issuing approval for the Beech Academy to increase its pupil places, the County Council agreed to grant a short term 6 month lease (expires on 26 February). The EFA approval has not yet been issued so in order to ensure that the lease is kept outside of the security of tenure provisions of the Landlord and Tenant Act 1954 the lease needs

		to be renewed for a further 6 months with effect from 27 February.
3002	Thoresby Close, Bircotes – Sub-lease to Bircotes Pre-School	<p>The Authority's Early Childhood services team need to ensure the provision of access to childcare for eligible 2 year olds throughout the County. The existing provision at Bircotes is being required to relocate, and a suitable replacement site has been identified at Thoresby Close.</p> <p>The County Council intends to enter into a lease from the District Council for the land and then sublet the site to Bircotes Pre School to enable the continuity of the existing childcare provision. This will involve the erection of a new modular unit on the site by the provider. All costs of the lease to be recharged to the childcare provider.</p>
3020	Eastwood Town Council Offices – New Lease	The Registrar's office for births and deaths is currently located within the DH Lawrence Heritage Centre. Broxtowe Borough Council are closing this building so new accommodation has been sought. A room within this building has been identified. The premises are owned by Eastwood Town Council and a lease to use the room is to be taken and used for the purpose of a registry office.
3019	Accommodation at Pure Offices, Lake View Drive, Sherwood Business Park – Licence in	It is proposed to take a Licence of additional office accommodation at Sherwood Business Park on a temporary basis until the space at the Piazza is ready for occupation.
3018	Sherwood Forest Country Park – Fairground	The Authority is granting a seasonal licence as in previous years for a children's fun fair at Edwinstowe.

Other Options Considered

4. This report is information only.

Reason/s for Recommendation/s

5. This report is for information only.

Statutory and Policy Implications

6. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

- 1) That the information set out in this report is noted.

Jas Hundal

Service Director – Environment, Transport & Property

For any enquiries about this report please contact: Andrew Stevens 0115 977 2085

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Constitutional Comments (CEH 21.03.16)

7. The report is for noting purposes only.

Financial Comments (GB 23.03.16)

8. The financial implications are set out in the report and the exempt appendix.

Background Papers and Published Documents

9. None.

Electoral Division(s) and Member(s) Affected

10. Ward(s): all
Member(s): all

File ref.: /SB/SB/

SP: 3009

Properties affected: 09998 - Various NCC Properties/non-property item

25 April 2016**Agenda Item: 7****REPORT OF CORPORATE DIRECTOR, RESOURCES****WORK PROGRAMME****Purpose of the Report**

1. To consider the Committee's work programme for 2016.

Information and Advice

2. The County Council requires each committee to maintain a work programme. The work programme will assist the management of the committee's agenda, the scheduling of the committee's business and forward planning. The work programme will be updated and reviewed at each pre-agenda meeting and committee meeting. Any member of the committee is able to suggest items for possible inclusion.
3. The attached work programme has been drafted in consultation with the Chair and Vice-Chair, and includes items which can be anticipated at the present time. Other items will be added to the programme as they are identified.
4. As part of the transparency introduced by the revised committee arrangements from 2012, committees are expected to review day to day operational decisions made by officers using their delegated powers. It is anticipated that the committee will wish to commission periodic reports on such decisions. The committee is therefore requested to identify activities on which it would like to receive reports for inclusion in the work programme.

Other Options Considered

5. None.

Reason/s for Recommendation/s

6. To assist the committee in preparing its work programme.

Statutory and Policy Implications

7. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required

RECOMMENDATION/S

- 1) That the committee's work programme be noted, and consideration be given to any changes which the committee wishes to make.

Jayne Francis-Ward
Corporate Director, Resources

For any enquiries about this report please contact: Pete Barker, x 74416

Constitutional Comments (HD)

8. The Committee has authority to consider the matters set out in this report by virtue of its terms of reference.

Financial Comments (NS)

9. There are no direct financial implications arising from the contents of this report. Any future reports to Committee on operational activities and officer working groups, will contain relevant financial information and comments.

Background Papers

None.

Electoral Division(s) and Member(s) Affected

All

FINANCE & PROPERTY COMMITTEE - WORK PROGRAMME

<u>Report Title</u>	<u>Brief summary of agenda item</u>	<u>For Decision or Information ?</u>	<u>Lead Officer</u>	<u>Report Author</u>
23 May 2016				
Monthly Budget & Capital Monitoring Report 2015/16	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Local Authority Mortgage Scheme	Progress Report	Info	Nigel Stevenson	Glen Bicknell
ICT Programmes and Performance Quarter 4	Progress Report	Info	Ivor Nicholson	Ivor Nicholson
Councillors Divisional Fund	Quarterly report on Councillors Divisional Fund	Info	Jayne Francis-Ward	Paul Davies
Property Transactions	Various	Decision	Jas Hundal	Various
20 June 2016				
Monthly Budget & Capital Monitoring Report 2015/16	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Latest Estimated Cost: Schools Places Programme 2016	Progress Report	Decision	Jas Hundal	Jas Hundal
Property Transactions	Various	Decision	Jas Hundal	Various
18 July 2016				
Better Care Fund	Quarter 4 Reconciliation	Info	Joanna Cooper	Joanna Cooper
Monthly Budget & Capital Monitoring Report 2015/16	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Councillors Divisional Fund	Quarterly report on Councillors Divisional Fund	Info	Jayne Francis-Ward	Paul Davies
Property Transactions	Various	Decision	Jas Hundal	Various

<u>Report Title</u>	<u>Brief summary of agenda item</u>	<u>For Decision or Information ?</u>	<u>Lead Officer</u>	<u>Report Author</u>
Future Meetings: 19 September 17 October 21 November 19 December 16 January 8 February (Budget Meeting) 20 February 20 March 24 April 19 June 17 July				