

REPORT OF THE LEADER OF THE COUNTY COUNCIL

OPERATIONAL DECISIONS QUARTERLY UPDATE OCT - DEC 2018

Purpose of the Report

1. To update Members on the Operational Decisions taken October to December 2018.

Information and Advice

2. From October to December 2018 there have been 23 decisions.
3. In accordance with the recommendations in the report relevant Electoral Division Members have been invited to comment on appropriate Estate Management decisions that are progressed via all operational decisions (except where Committee have been specifically advised otherwise).
4. Care was taken with disposals and the granting of leases, licences and the like to ensure best consideration has been achieved by reference to and tested against market value(s) and rates. All charges and other fees levied were appropriate and commensurate with the transaction.
5. Details of the decisions taken are shown below: -

SP	Electoral Division(s)	TITLE	DESCRIPTION / open (extract from Operational decision)
3426	Farndon & Trent	Chapel Farm Elston - Surrender of existing tenancy and grant of new lettings	Following a successful Tender exercise, it was proposed to surrender the existing Tenancy early and re-let the holding as 3 Individual lettings to maximise rental income: - Lot 1 69.5 Acres – Land at Elston and Stoke - 3 Year FBT Lot 2 6.979 Acres Thorpe – 3 Year FBT Lot 3 Farmhouse and Paddock 2.078 Acres – 1 Year Common law Tenancy Successful Tender applications achieved offers providing a new total rental income of £20,015pa
3403	West Bridgford South	Licence for vehicular access to the rear of Byron Road	Licence for 3 residents for vehicular access to the rear of Byron Road. Licence fee £75 per annum.
3424	Keyworth	Keyworth Primary & Nursery School - Landlord consent for sub-lease renewal	Grant landlord consent licence to the Equals Trust Academy for the renewal of a sublease for Children's play area. Term: 25 years. Initial rent: 850 per annum with RPI increases

3427	Ollerton	Unit 1, Trent Court, Boughton Industrial Estate – Landlord's waiver	The Council entered into a Landlord's waiver for machinery in November 2014 at the request of the tenant; the tenant wishes to replace the machinery and a new waiver is required.
3432	Newark West	Easement at NSK Sports Ground	An Easement to install and maintain premises owned by NCC and Leased to Newark and Sherwood District Council and subleased to the YMCA.
3429	Warsop	Unit 5, Meden Court, Netherfield Lane, Meden Vale, Warsop - New Lease	Granting of a five year lease to a local company for use as storage for automotive styling accessories. Rental: £11,700 pa Maintenance charge £550 pa
3428	Warsop	Unit 6, Meden Court, Netherfield Lane, Meden Vale, Warsop - New Lease	Granting of a six year lease to a well-established local company, who deal in classic and vintage motorcycle restoration. Rent: £9,750 per annum Maintenance charge £480 pa
3391	Arnold South	Ernehale Infant School - Academy Conversion	Conversion to Academy Status.
3392	Mansfield East	Oak Tree Primary School - Academy Conversion	Conversion to Academy Status.
3423	Keyworth	Crossdale Drive Primary School – 10 year Lease for use of former caretakers property to run Early Years provision	Amendment to OP/2016/00085. Addition 1 year rent free period to reflect the increased costs incurred and to enable the completion of the agreement.
3430	Worksop West	Unit 4 Woodland Court - New Lease	A new lease at unit 4 Woodland Court, Shireoaks Triangle. Term: 10 years Rent: £28,000 per annum, payable monthly in advance.
3434	Blidworth	Sherwood West Children's Centre - Letting of part to Early Years childcare provider	To grant a 5 year lease of part of the Children's Centre building an Early Years Childcare Provider. Annual rent: a peppercorn with a fixed annual Service Charge and Insurance contribution towards the centre's annual running costs
3435	Radcliffe on Trent	Lease of part of site 01527 to Early Years Childcare provider - Radcliffe on Trent Infant School	Grant a lease for a term expiring on 31st July 2026 of part of the Radcliffe on Trent Infant school site to an Early Years Childcare Provider. Annual rent: a peppercorn
3443	Southwell	Minster C of E Comprehensive - Conversion to Academy Status	Conversion to Academy status

3444	Southwell	Minster C of E Comprehensive - Lease of Caretakers House to Minster C of E Comprehensive School	Lease of the Caretakers property back to the Academy on a term of 10 years with an option to renew for a further 10 years subject to the continued use of the property as the caretaker's residence. The property will revert back to the County Council should the caretaker leave the post in the meantime. Annual rent: a peppercorn
3450	West Bridgford North	Licence of Part of the roof and plant room at Trent Bridge House	To provide communication for West Bridgford retailers with local police in respect of issues with shop lifting and other associated activity. Term: 10 years Fee: £150 subject to annual RPI increases
3445	Retford West	Retford Central Children's Centre 03361 - Shared use of part to Early Years Provider	A 5 year agreement for shared use of the Children's Centre building to an Early Years Childcare Provider. Licence fee: A peppercorn
3448	Hucknall West	Holgate Primary School 01236 - Letting of former Infant block to Early Years childcare provider	A 5 year lease of the former Infant block to an Early Years Childcare Provider. Licence fee: A peppercorn
3449	Collingham	01684 Bridge Children's Centre - Letting of part to Early Years childcare provider	A 5 year sub-lease of part of the Children's Centre building to an Early Years Childcare Provider. Licence fee: A peppercorn
3451	Hucknall	Proposed Garden Licence to the rear of 51 The Drift, Hucknall, Nottingham NG15 8DT	A garden licence was granted to the resident in December 2011 who is now in the process of selling the property. The purchaser is requesting that a new licence be granted to them for use as private garden use only. An annual payment of £125 for the use of the land whilst this licence continues.
3455	Kirkby South	Annesley Miners Welfare Club car park - New Lease in	NCC are taking a lease for a car park at Annesley Miners Welfare Club. This is to provide car parking for staff at Mercury House and The Piazza which are situated at Sherwood Energy Village. This is due to having existing car parking licenses terminated which has resulted in need to find alternative car parking.
3453	Warsop	Unit 3, Meden Court, Netherfield Lane, Meden Vale, Warsop - New Lease	A five year lease to a local company for use as storage for milk and a milk float. Year 1 £6,000 Year 2 £6,500 Year 3 £7,000 This averages at £6,500 per annum, £4.36 psf and headlines at £4.69 per sq ft.
3454	Nuthall & Kimberley	Hollywell Primary School UPRN 02757 – Transfer of Land and property assets to The Foundation School	The freehold transfer of the land and property assets to the Governing Body of Hollywell Primary School which became a Foundation School on 1 st April 2018

Other Options Considered

6. Reduce the number of transactions that can be progressed by means of operational decisions, this would lead to a loss of the current advantages outlined within the report which could prove problematic from a governance perspective. Lack of clarity on operational decisions may create uncertainty on whether a legal contract can be concluded without a committee decision.
7. An alternative option is to provide officers with delegated powers on routine estate decisions. This would require a significant change in the Council's constitutional arrangements and brings few added benefits beyond a clear and functioning operational decision process.

Reason/s for Recommendation/s

8. The decision making process requires a quarterly update and annual review to Policy Committee.

Statutory and Policy Implications

9. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment 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) To update Members on the Operational Decisions taken October to December 2018.

Councillor Mrs Kay Cutts
Leader of the County Council

For any enquiries about this report please contact:
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10. The reporting back of Estate Management operational decisions taken is in accordance with the procedure for operational decisions previously approved at Policy Committee on 16th May 2018. This area falls within the remit of Policy Committee under its terms of reference.

Financial Comments [RWK 21/02/2019]

11. There are no specific financial implications arising directly from the report.

Background Papers and Published Documents

12. None.

Electoral Division(s) and Member(s) Affected

13. Electoral Division(s): All
Member(s): All

File ref.: /SB/SB/09998

SP: 3476

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