

## **REPORT OF THE LEADER OF THE COUNTY COUNCIL**

### **OPERATIONAL DECISIONS TAKEN OUTSIDE THE FINANCE & PROPERTY COMMITTEE CYCLE DECEMBER 2016 - MARCH 2017**

#### **Purpose of the Report**

1. At the meeting of Finance & Property 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 operational decisions 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 new Policy Committee of Operational Decisions taken outside the Finance & Property Committee Cycle, between November 2016 and March 2017.

#### **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 This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to the financial or business affairs of a particular person (including the authority holding that information)). The exempt appendix provides details of the terms agreed. It is not in the public interest to disclose this information as it would prejudice the parties' commercial interest.
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.

<b>SP</b>	<b>TITLE</b>	<b>DESCRIPTION / open (extract from Operational decision)</b>
3148	Land at Beeston Youth & Community Centre	Disposal of a small strip of land to a neighbouring landowner.
3155	Ranskill Primary School – Conversion to Academy Status	Academy Conversion
3156	John Clifford Primary School - Licence to Kaleidoscope in Action	Kaleidoscope In Action has been operating a wraparound provision on the school site since 2014 without a formal agreement. Acting in accordance with the principles of good estate management a licence has been negotiated formalising the

		arrangement.
3166	Newark Household Waste Recycling Centre, Brunel Drive, Newark – Rent review	There is currently a rent review due on the Household Waste Site, following negotiations with the landlord the revised rent is in the exempt appendix.
3167	Newark Waste Transfer Site, Brunel Drive, Newark – Rent review	There is currently a rent review due on the Household Waste Site, following negotiations with the landlord the revised rent has been negotiated and is set out in the exempt appendix.
3161	Former Bassetlaw Learning Centre, Newgate Road, Worksop, Notts S80 2LW - Approval to dispose and appointment of auctioneer	This former Bassetlaw Learning Centre (also known as the Priory Family Contact Centre) has been vacant since December 2014 & following consultation with all County Council Departments to ascertain if the building could be utilised by another service user, it was finally declared surplus to County Council's requirements in October 2016. It is therefore intended to dispose of the property at auction in February 2017.
3162	John Clifford Primary School - Licence to Clubzone	Clubzone operate a holiday club at the school. Acting in accordance with the principles of good estate management a licence has been negotiated formalising the arrangement.
3164	Forest Town Primary School - Licence to The Tree House (Robin's Den)	The Tree House have been operating on the school site running a wrap around and holiday club since June 2016. The School Governing Body agreed the hourly charge and the Terms have been prepared to mirror the existing arrangements.
3165	Radcliffe on Trent Junior School - Licence to Rushcliffe Day Nurseries Ltd	The licence for Rushcliffe Day Nurseries Ltd ended in November. A new licence has been agreed with the Governing Body.
3175	Forest View Junior School - Academy Conversion	Proposed conversion to Academy status
3176	Haddon Primary School - Academy Conversion	Proposed conversion to Academy status
3174	Ranskill Pre School - Underlease back to County Council and Sub Lease to Shine Academy for Pre school	The whole school site is to be leased to Shine Academy wef 1 <sup>st</sup> January 2017 following the academy conversion. The County Council will take an underlease of the pre-school premises in order to protect the Early Years provision at the site. The Academy will then take a sub-lease back from the County Council as the provider of the Early Years education provision.
3173	Wayleave consent / underground cable - Southwell Trial	Western Power have a small project to replace a section of low voltage overhead line with underground cables. The overhead needs replacing due to age and condition. A small section of the cable route falls within land owned by the County Council. Western Power are seeking consent to granting permission to install the cable under the terms of the Master Wayleave.
3177	Former Rolleston Drive Highways Depot & Campus, Rolleston Drive, Arnold, Nottingham NG5 7JH – Site Compound Licence	This former Depot serving the Highways Section, DLO Offices & County Supplies has been vacant since 2013 & is currently on the market and being considered for other County Council functions. NCC have been approached by Keepmoat Limited to use the site for a site compound whilst they implement various home improvements works within the Arnold area on behalf of Gedling Homes. It is therefore proposed that an area within the site to be let on a Licence Agreement.

3169	Bispham Drive Junior School - Licence to Bizzy Kidz	Bizzy Kidz have been operating on the school site running a wrap-around club since February 2009. The School Governing Body agreed the hourly charge and the Terms have been prepared to mirror the existing arrangements.
3170	Ladybrook Sure Start Centre (Rosebrook), Townroe Drive, Mansfield, Nottinghamshire NG19 6JN - Approval to Dispose and appointment of Auctioneer	The property comprises a former caretaker's bungalow which was converted into a Sure Start Centre located adjacent to Ladybrook Flying High Academy. The premises have been declared surplus as it has no further operational need. It is therefore intended to dispose of the property at auction in February 2017.
3171	Cropwell Lings No.1, Henson Lane, Cropwell Butler, Nottingham NG12 2JS - Approval to Dispose and appointment of Auctioneer	The property comprises a 2 bedroom semi-detached cottage that was originally part of a Farm Business Tenancy of the adjacent farm buildings and land. However, this property has now been removed from the tenancy and is in need of full modernisation. It has been declared surplus as it has no further operational need. It is therefore intended to dispose of the property at auction in February 2017.
3182	New Lease for Notts Gymnastics Academy (Op Dec)	Approval is sought for Notts Gymnastic Academy to continue to occupy Rushcliffe Leisure Centre at a market rent for a proposed term of 5 years.
3179	Surrender of Part Bircotes Young People's Centre	To seek approval for surrendering an underused part of the Young Peoples Centre back to the landlord in return for alterations and improvements to the remaining area.
3184	ATM, Cotgrave Shopping Centre - New Lease & surrender of existing Lease	The surrender of the existing lease to Lloyds Bank Plc and the creation of a new lease to Cardtronics UK Ltd.
3181	East Leake Children's Centre – Licence to East Leake Pre School Playgroup	East Leake Pre School Playgroup has been operating a pre-school provision on the Children's Centre site since 2010 without a formal agreement. Acting in accordance with the principles of good estate management a licence has been negotiated formalising the arrangement.
3183	Mapplewells Primary & Nursery School, Conversion to Academy Status	Proposed Conversion to Academy Status with 125 year lease.
3186	Sir John Sherbrooke Junior School, Conversion To Academy Status	Proposed Conversion to Academy Status with 125 year lease.
3154	New Licence for Trim Trail at Woodlands, Shireoaks	An opportunity for a new Trim Trail to be installed and maintained by Friends of Woodlands and Coach Wood Green for 10 years on the former Shireoaks Colliery Land.
3180	Westdale Road, Jacksdale - Disposal of Land	A vacant piece of land which was originally held back as a site having previously been identified for a potential school. It has been determined that a school is not needed in the area and the site is now considered suitable for residential development. Permission is sought to offer the site for sale by way of a private treaty sale.
3192	Proposed Garden Licence to the rear of 47 The Drift, Hucknall, Nottingham,	Since 2006 NCC has granted Garden Licences to 13 residents whose properties on The Drift, Parkgate & Piper Close, Hucknall, back onto the Robin Hood Railway Line. Between the railway line

	NG15 8DT	& their rear boundaries is a strip of vacant land & this has been let to individuals who have requested to extend their rear gardens.
3188	Land adjacent to Hawtonville Youth Centre, Newark - Lease renewal	The above parcel of land is leased to the County Council from Newark and Sherwood District Council. The existing lease has been renewed for a further 4 years.
3178	Brailwood Road, Bilsthorpe, Nottinghamshire, HG22 8UA - disposal of road and land	An open market value sale of redundant un adopted cul de sac. The buyer is the owner of all the land that the cul de sac gives access to. The buyer will pay the road stopping up order to Highways. A restrictive covenant will be written into the transfer restricting the use to industrial only to enable clawback in the event of residential planning ever being granted in the future.
3195	Sale of 6 Brooklands Drive, Chilwell, Nottingham, Appointment of Auctioneer and Disposal by auction	The appointment of an auctioneer and disposal of a 3 bedroom semi-detached house located in a desirable residential area of Chilwell. The premises has been declared surplus January 2017 as it has no further operational need. Purchasers are to be made aware that a 4.0% buyer's premium will be charged plus auctioneers costs will be collected on completion.
3203	Land adjoining International Clothing Centre, Annesley Road, Hucknall - Overage payment	A parcel of industrial land was disposed of by the County Council in 2013 and was sold with an overage clause which is likely to be triggered if the purchasers proceed with a planning application. The proposed planning consent is for residential.
3200	Proposed Garden Licence to the rear of 55 The Drift, Hucknall, Nottingham NG15 8DT	Since 2006, NCC has granted Garden Licences to over a dozen residents whose properties on The Drift, Parkgate & Piper Close, Hucknall, back onto the Robin Hood Railway Line. Between the railway line & their rear boundaries is a strip of vacant land & this has been let to individuals who have requested to extend their rear gardens. A garden licence was granted to the resident in November 2006 who is now in the process of selling the property. The purchaser is requesting that a new licence be granted to them.
3202	Proposed Garden Licence adjacent to 12 Piper Close, Hucknall, Nottingham NG15 8DS	Since 2006, NCC has granted Garden Licences to over a dozen residents whose properties on The Drift, Parkgate & Piper Close, Hucknall, back onto the Robin Hood Railway Line. Between the railway line & their rear boundaries is a strip of vacant land & this has been let to individuals who have requested to extend their rear gardens. The resident of 12 Piper Close has requested a garden licence to the land adjacent to her property.
3197	28 Baker Street, Hucknall, Nottingham NG15 7AG - Licence Erection of CCTV Transmitter Pole & Installation of Camera	NCC are the freeholder of the former fishing tackle shop on Baker Street which is on the edge of the new road that forms part of the Hucknall Town Centre Improvement Scheme. Ashfield District Council wish to attach a wireless transmitter pole & cctv camera to the building to monitor the traffic flow etc. It is therefore proposed that NCC grant ADC a Licence to carry out these works. Once the Licence is complete, the property will be sold & the licence transferred to the purchaser. Term: The Licence shall be for a period of 10 years from a date to be agreed and may be determined by either party giving not less than 6 months' notice to expire at any time. Licence Fee: Peppercorn if demanded
3199	Disposal of land at Wilford Lane	The sale of 7.41 Ha (18.31 acres) of the former Wilford Lane Complex to Galliford Try (West Bridgford JV LLP). The retention of 2 Ha (4.94 acres) for the possible future provision of a primary school. The remediation of the whole site by Galliford Try. (All in

		alignment with previous report to Committee)
3198	38 - 40 High Street, Hucknall, Nottingham NG15 7HG - Licence Erection of CCTV Transmitter Pole & Installation of Camera	NCC hold the flying freeholder of accommodation above the retail unit, 38-40 High Street, Hucknall. This was purchased as part of the Hucknall Town Centre Improvement Scheme. Now that the Scheme is completed, Ashfield District Council wish to attach a wireless transmitter pole & cctv camera to the building to monitor the pedestrianised area along High Street. It is therefore proposed that NCC grant ADC a Licence to carry out these works. Term: The Licence shall be for a period of 10 years from a date to be agreed and may be determined by either party giving not less than 6 months' notice to expire at any time. Licence Fee: Peppercorn if demanded
3205	Ladybrook Sure Start Centre (Rosebrook), Townroe Drive, Mansfield, Nottinghamshire NG19 6JN - Approval to Dispose by Informal Private Treaty and appointment of Agent	The property comprises a former caretaker's bungalow which was converted into a Sure Start Centre located adjacent to Ladybrook Flying High Academy. The premises have been declared surplus as it has no further operational need. Approval was obtained on 4 January 2017 to dispose of the property at auction. However, it has come to light that should the County Council dispose of the property for any other use than childcare provision, then NCC would be liable to paying the Department of Education clawback on the sale. It is therefore now proposed to dispose of the property by Informal Tender for childcare provision only. Purchasers are to be made aware that a 4% buyer's premium will be charged to cover both the Agent's fees & the County Council's legal expenses.
3208	Unit 6, Kilton Terrace, Worksop – Accept Lease Surrender & grant a new lease	Accepting a lease surrender from the existing tenant (Atkinson Auto-tech) who has relocated to larger premises, and granting a new two year lease to Mr Aiden Unwin who will be starting up a joinery business.
3207	Sir John Robinson House, Lower Ground Floor - Surrender of lease	The County Council are accepting an early surrender with effect from 31 January 2017 of the lease to Gedling Borough Council who currently occupy part of the lower ground floor. It has been agreed that this will be documented by way of a Deed of Surrender with GBC meeting the County Council's reasonable legal and surveyor's fees of £350.

## Other Options Considered

4. None.

## 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.

**Councillor Mrs Kay Cutts MBE**  
**Leader of the Council**

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

### **Constitutional Comments (EP 30.05.2017)**

7. This report is for noting only.

### **Financial Comments (RWK 08.06.17)**

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

### **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: 3194  
Properties affected: 09998 - Various NCC Properties/non-property item