

16 June 2014

Agenda Item: 5(h)

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY AND ENVIRONMENT

OPERATIONAL DECISIONS TAKEN OUTSIDE THE FINANCE AND PROPERTY COMMITTEE CYCLE FEBRUARY - MAY 2014

Purpose of the Report

- 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 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 first of the quarterly reports to inform the Finance & Property Committee of Operational Decisions taken outside the Finance & Property Committee Cycle, between February and May 2014.

Information and Advice

- 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

SP	TITLE	DESCRIPTION
February		
2571	New Woods Children's Centre – lease to private daycare provider	The granting of a seven year lease to the existing private daycare provider to formalise their use of rooms with New Woods Children's Centre. NCC has the right to terminate in years 3 and 5.
2575	Prospect Kilton Children's Centre – lease to private daycare provider	The granting of a seven year lease to the existing private daycare provider to formalise their use of rooms within Kilton Children's Centre. NCC has the right to terminate in years 3 and 5.
2576	Meden Vale Children's Centre – lease to private daycare provider	The granting of a seven year lease to the existing private daycare provider to formalise their use of rooms within Medan Vale Children's Centre. NCC has the right to terminate in years 3 and 5.
2586	Killisick Children's Centre, Arnold – lease renewal	Lease renewal for a further eight year term of part of Killisick Community Centre for use as a

		Children's Centre, with NCC having the right to determine the lease at any time on the giving of six months' notice.
2587	Disposal of 53 High Pavement, Sutton in Ashfield	Disposal of former caretaker's property
2588	Disposal–caretakers Bungalow, Westfield Close, Mansfield, Nottinghamshire NG19 6BE	Disposal of former caretaker's property
2589	School Bungalow, Off Flatts Lane, Calverton, Mansfield, Nottingham	Disposal of former caretaker's property
2599	Disposal of land to Rear of 1,3,5,7,& 9 Cherry Tree Avenue, Shireoaks	The occupiers of No's 1,3,5,7 & 9 Cherry Tree Avenue, Shireoaks have requested approval to acquire land to the rear of their properties for garden extensions.
2601	Burton Joyce Primary School, Padleys Lane, Burton Joyce, Nottingham NG14 5EB	Burton Joyce Primary School – Lease to BJ Wrap Around CIC (Community Interest Company) for a period of 10 years
2597	Sunnyside Primary & Nursery school, Great Hoggett Drive, Beeston	Conversion of school to Academy status by grant of 125 year lease
2605	Deed of Variation - Former Highway Depot, Great North Road, Newark Ward member not notified due to urgency	Deed of Variation for the electricity substation lease contained on the site, to enable negotiation to commence in advance of the sale to a developer of adjoining land.
March		
2592	Eastwood comprehensive school, Mansfield Road, Eastwood	Conversion of school to Academy status by grant of 125 year lease
2603	Ryton Park Primary School – Transfer to Foundation Status	Conversion of school to Foundation status with transfer of the freehold interest.
2604	Beech Hill - Special School - Conversion to Academy Status	Conversion of school to Academy status by grant of 125 year lease
2615	Licence of car parking spaces for MASH Mercury House	The County Council are taking a Licence for 7 additional car parking spaces
2609	National Watersports Centre, Adbolton Lane – Grant of agreement for lease	The NWSC is owned by NCC but operated by Serco under an agreement until 2034, Serco have granted a lease to the British Canoe Union (BCU) of office and storage space. Approval has been given for the granting of an agreement for lease between NCC and BCU. The agreement for lease is to be effective only if the management agreement between the County Council and Serco is terminated which it can be if Serco do not perform
2613	Land at Fields Farm Close,	Grant of a temporary licence of 1.56 acres of land

	Willoughby on the Wolds, Leicestershire – grant of licence	
2612	Grant a lease of land to Collingham Football Club at John Blow Primary for the installation of a MUGA – grant of licence	Grant a lease to install a multi-use games area (MUGA)
2618	Nunn Brook Pumping Station – transfer to Severn Trent Water	Transfer of Nunn Brook Pumping Station, Brookside Way, Huthwaite, to Severn Trent Water
April		
2622	Disposal of land on Beardsall's Row, adjacent to 34 Grove Street, Retford, Notts	The land in question forms part of various parcels of Highway land in Retford. This particular section was acquired to implement a road improvement scheme leading to Retford Bus Station that was built in 2007.
2606	Grant of a licence -Sherwood Forest Country Park, off Swinecote Road, Edwinstowe	The Authority is granting a seasonal licence as in previous years for a children's fun fair at Edwinstowe.
2639	The Acacia Centre – Licence to share occupation of part	The taking of a licence to share occupation of one room within the Acacia Centre, Acacia Avenue, Annesley, to support children's centre provision.
2625	25 year lease : Walkeringham Nature Reserve, Fountain Hill, Walkeringham, Notts DN10 4HT	Nottinghamshire Wildlife Trust has held a 5 year Licence of this site since April 1996 & they have been "holding over" since it expired. They have managed to obtain grant funding to improve the Reserve & this is subject to them obtaining a long lease.
2635	Colonel Frank Seely School – Vodafone Mast New Lease	The granting of a new lease for the existing Vodafone Mast located within Colonel Frank Seely School Site
2630	Land adjoining former King Edward VI school, Retford: - overage payment	Land which was sold by the County Council subject to an overage clause is now being, in part, developed. This has triggered the overage clause and the County Council is entitled to receive an enhanced payment.
2634	Licence to the Former Highway Depot, Great North Road, Newark	Use of the former office building on the site to hold a public consultation event, for a period of 3 days.
2636	Addition to the Electricity Master Wayleave – Queen Eleanor Primary School, Station Road, Harby, Newark	Proposed Addition to the Electricity Master Wayleave – replacement and relocation of pole to a better location.
May		
2656	Unit 6, Meden Court, Warsop, Mansfield – New Lease	Grant of a new lease for a period of 2 years.
2507	St Michaels Environmental Education Centre – lease	Lease Renewal for a period of 3 years.

	renewal	
2621	Part 4th Floor, Rushcliffe Civic Centre – Lease Renewal	Lease Renewal for a period of 3 months.
2644	Disposal : 50 sq. m surplus highway land fronting 12 Marsh Lane, Farndon, Newark, Notts, NG24 3SZ	The land in question has been let on Licence to the owner of 12 Marsh Lane. The same applies to No's 10 & 14. This was following a Highway Improvement Scheme in 1972. Highways have confirmed that the land is surplus to requirements & can therefore be sold to the 3 residents.
2645	Phase 1b Top Wighay Farm - Disposal : Minor Variation To Approved Terms	Minor variation to heads of terms to allow for reimbursement of purchaser's planning costs if vacant possession cannot be obtained.
2646	Mansfield Library – Grant of Licence for Café area	Approval has been obtained for the granting of a temporary Licence to enable continued occupation by existing café operator until a new operator is found.
2652	Minster View, Upton Road, Southwell - Easement	The County Council are being granted an easement from the adjoining landowners – National Trust. The easement is for a cesspit, control kiosk, associated cabling and pipework that serve Minster View but is located on land owned by the National Trust. The easement is to formalise the right to have the equipment on their land.
2650	Ladybrook Childrens Centre - Lease to Childcare East Midlands (Cherubs)	Lease for Cherubs 7 years
2657	Calverton Household Waste Site, Hollinwood Lane, Calverton - Lease Renewal	The County Council have a lease of a parcel of land used for the purposes of the Household Waste Site. This lease has expired and terms have been agreed for a new lease.
2658	Renewal of a 5 Year Farm Business Tenancy	The subject land has been for many years on annual grazing licences, and latterly (since March 2009) on separate 5 year Farm Business Tenancies. It is proposed to renew the Farm Business Tenancies on all three parcels for a further five year term from 25 March 2014 to 24th March 2019, but combine these under one tenancy agreement.
2659	Proposed Garden Licence to the rear of 14 Piper Close, Hucknall, Nottingham NG15 8DS	NCC has since 2006 granted Garden Licences to 10 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 similar request has now been received from the resident of 14 Piper Close. There is already a Garden Licence in place in respect of her next door neighbour at No 16.
2660	Proposed Garden Licence at 17 Daneshill Road, Lound, Retford, Notts DN22 8RB	The land at the junction of Daneshill Road & Mettersey Road contains a septic tank which serves 7 bungalows on Daneshill Road. This land has

		been let on a garden licence to the owner of 17 Daneshill Road, but following the death of the Licensee, the property is currently being sold & the new owner now requires a replacement garden licence.
2653	Easement to Costock Parish Council	Easement to allow drains to be installed along the boundary of the school playing field to feed into the village hall.
2664	Licence for car parking spaces at Lawn View House, Sutton In Ashfield (Operational Decision) Ward member not notified due to urgency	Renewal of Licence for 80 car parking spaces at Homebase, Station Road, Sutton in Ashfield for use by County Council employees working at Lawn View House.
2655	Abbey Road Depot, Abbey Road, West Bridgford - Proposed Short Term Licence Ward member notified but the "7 day rule" is being waived due to urgency	Licence to allow NCC occupation of Vehicle Maintenance Workshops at Abbey Road Depot. This will be a month to month Licence at a fully inclusive Licence Fee of £6,250 per calendar month [plus VAT if applicable]. The Licence will operate on a monthly basis pending consideration of the proposed terms of a formal lease by Finance and Property Committee

Approval was sort for an extension to the existing lease at Rushcliffe Borough Councils, Abbey Road Depot to include the vehicle maintenance facility, as an operational decision however after consideration of the proposal it has been decided that it is not covered by the current list of operational decisions and Committee approval is required. A report will therefore be brought to the June meeting.

Other Options Considered

3. This report is information only.

Reason/s for Recommendation/s

4. This report is for information only.

Statutory and Policy Implications

5. 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, Transport, Property and Environment

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

Constitutional Comments (SSR 16.5.2014)

6. This report is for noting only and therefore no decision is sought.

Financial Comments (TR 20.5.2014)

7. This report is for noting.

Background Papers and Published Documents

8. None.

Electoral Division(s) and Member(s) Affected

10. n/a

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Ward(s):

Member(s):

SP: 2661

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