

**Finance and Property Committee**

**Date:** Monday, 15 October 2012  
**Time:** 10:30  
**Venue:** County Hall  
**Address:** County Hall, West Bridgford, Nottingham NG2 7QP

**AGENDA**

<b>1</b>	<b><u>Minutes of the last meeting held on 17 September 2012</u></b> Details	<b>3 - 8</b>
<b>2</b>	<b><u>Apologies for Absence</u></b> Details	<b>1-2</b>
<b>3</b>	<b><u>Declarations of Interests by Members and Officers:- (see note below)</u></b> (a) Disclosable Pecuniary Interests (b) Private Interests (pecuniary and non-pecuniary)	<b>1-2</b>
<b>4</b>	<b><u>Insurance Tender</u></b> Details	<b>9 - 16</b>
<b>5a</b>	<b><u>Option Agreement for Access to Rolls Royce Site, Hucknall</u></b> Details	<b>17 - 20</b>
<b>5b</b>	<b><u>Disposal of Former Cuckney Depot</u></b> Details	<b>21 - 24</b>
<b>5c</b>	<b><u>Delegated Decisions taken during June-Aug 2012</u></b> Details	<b>25 - 26</b>
<b>6</b>	<b><u>Work Programme</u></b> Details	<b>27 - 30</b>

**7      Exclusion of the Public**

**1-2**

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**

**8      Exempt Appendices to Property Transaction Reports**

**1-2**

- (a) Option Agreement for Access to Rolls Royce Site, Hucknall
- (b) Disposal of Former Cuckney Depot

## minutes

Meeting	FINANCE AND PROPERTY COMMITTEE
Date	17 September 2012 (commencing at 10.30 am)

### **Membership**

Persons absent are marked with `A`

### **COUNCILLORS**

Reg Adair (Chairman)  
Eric Kerry (Vice-Chairman)  
Steve Carroll  
John Clarke  
John Cottee  
Stephen Garner  
Darrell Pulk  
Ken Rigby  
Mel Shepherd  
Martin Suthers  
David Taylor

### **Other Councillor in Attendance**

Alan Rhodes

### **OFFICERS IN ATTENDANCE**

Susan Blockley, Reports Officer  
Ian Brearley, Estates Specialist  
Patrick Candler, Group Manager, Country Parks  
Simon Cunnington, Investments Officer  
Paul Davies, Policy, Planning and Corporate Services Department  
Claire Dixon, Liberal Democrat Group Research Officer  
Tim Gregory, Corporate Director, Environment and Resources  
Jas Hundal, Service Director, Transport, Property and Environment  
Ivor Nicholson, Service Director, ICT  
Neil Robinson, Group Manager, CFC, Investments and Treasury  
Management  
Paul Simpson, Service Director, Finance and Procurement  
Nigel Stevenson, Group Manager  
Michelle Welsh, Labour Group Research Officer

### **MEMBERSHIP**

It was noted that Councillors Taylor and Cottee had been appointed in place of Councillors Barnfather and Cutts.

## **MINUTES**

The minutes of the last meeting held on 9 July 2012 were confirmed and signed by the Chairman.

## **DECLARATIONS OF INTEREST**

Councillors John Clarke and Darrell Pulk each declared a private interest in items 11a and 14a (Commercial Site, Top Wighay Farm, Annesley Road, Hucknall). They left the room during discussion and voting on these items.

## **FINANCIAL MONITORING REPORT 2012/13: PERIOD 4**

### **RESOLVED: 2012/047**

- (1) That the current position regarding the monitoring of revenue expenditure be noted;
- (2) That the requests for use of the corporate contingency budget as reported in section 4.16 of the report be noted;
- (3) That the creation of a Troubled Families Reserve as reported in section 4.23 of the report be approved;
- (4) That the budget transfer request in section 5.1 of the report be approved;
- (5) That the recent performance of the Procurement Team be noted;
- (6) That the current position regarding the monitoring of capital expenditure be noted;
- (7) That it be noted that the level of borrowing is expected to remain within the Council's prudential limits;
- (8) That the current position regarding monitoring of capital receipts be noted, and the highlighted risk that receipts generated could be significantly lower than budgeted be noted.

## **MEDIUM TERM FINANCIAL STRATEGY**

Paul Simpson gave a presentation on the authority's medium term financial strategy.

### **RESOLVED: 2012/048**

That the presentation be noted.

## **TREASURY MANAGEMENT REPORT 2012/13: QUARTER 1**

### **RESOLVED: 2012/049**

That the treasury management activities for the first quarter of 2012/13 be noted.

#### **ICT SERVICES PERFORMANCE 2012/13: QUARTER 1**

##### **RESOLVED: 2012/050**

That the first quarter progress on the key ICT performance indicators for 2012/13 be noted.

#### **CONTRIBUTION TOWARDS A453 IMPROVEMENT SCHEME**

##### **RESOLVED: 2012/051**

That the report be noted.

#### **RENEWABLE HEAT BOILER REPLACEMENT PROGRAMME**

##### **RESOLVED: 2012/052**

That approval be given to an additional £1 million funding in the 2012/13 capital programme to enable the establishment of the Renewable Heat Boiler Replacement Programme, and a further £1 million be allocated towards the Programme in the 2013/14 capital programme.

#### **PROGRAMME OF IMPROVEMENTS TO MANTON TIP WOODS**

##### **RESOLVED: 2012/053**

That approval be given to the acceptance of the offered external funding to enable the project to be implemented, and to the consequent variation in the capital programme.

#### **PROPERTY TRANSACTIONS**

##### **COMMERCIAL SITE, TOP WIGHAY FARM, ANNESLEY ROAD, HUCKNALL**

A motion was moved and seconded, and deferred to the exempt part of the agenda.

##### **DISPOSAL OF CENTENARY HOUSE, WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM**

A motion was moved and seconded, and deferred to the exempt part of the agenda.

##### **PROPOSED LEASE IN - UNIT 6-8 CALVERTON BUSINESS PARK (COUNTY SUPPLIES RELOCATION) - MODIFICATION OF APPROVED LETTING TERMS**

A motion was moved and seconded, and deferred to the exempt part of the agenda.

**DISPOSAL OF FORMER DAY CENTRES, GREENACRE AND WINCROFT,  
WINGFIELD AVENUE, WORKSOP**

A motion was moved and seconded, and deferred to the exempt part of the agenda.

**KINGSTON PARK PRIMARY AND NURSERY SCHOOL, LONG LANE,  
CARLTON-IN-LINDRICK - ACADEMY CONVERSION**

**RESOLVED: 2012/054**

- (1) That approval be given to the grant of a 125 year lease on the standard terms set out in the appendix to the report to the Academy Trust of Kingston Park Primary and Nursery School, Long Lane, Carlton-in-Lindrick, Worksop;
- (2) That the Corporate Director, Environment and Resources (or his nominee) be authorised to approve site details and specific conditions in consultation with the Chairman (or Vice-Chairman in his absence) of the Finance and Property Committee.

**WORK PROGRAMME**

**RESOLVED: 2012/055**

That the work programme be noted.

**EXCLUSION OF THE PUBLIC**

**RESOLVED: 2012/056**

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**

**COMMERCIAL SITE, TOP WIGHAY FARM, ANNESLEY ROAD,  
HUCKNALL**

**RESOLVED: 2012/057**

- (1) That approval be given to the appointment of the preferred development partner named in the exempt appendix to the report;
- (2) That a further report be presented at a future meeting seeking approval to the detailed terms of the proposed conditional land sale, and the strategy for future disposal of the allocated housing sites.

**DISPOSAL OF CENTENARY HOUSE, WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM**

**RESOLVED: 2012/058**

That approval be given to enter into a conditional contract for the sale of Centenary House, West Bridgford on terms outlined in the exempt appendix to the report.

**PROPOSED LEASE IN - UNIT 6-8 CALVERTON BUSINESS PARK (COUNTY SUPPLIES RELOCATION) - MODIFICATION OF APPROVED LETTING TERMS**

**RESOLVED: 2012/059**

That approval be given to some modifications to the previously approved terms of the County Council's proposed new lease in of Units 6-8 Calverton Business Park, Hoyle Road, Calverton as contained in the exempt appendix to the report.

**DISPOSAL OF FORMER DAY CENTRES, GREENACRE AND WINCROFT, WINGFIELD AVENUE, WORKSOP**

**RESOLVED: 2012/060**

That approval be given to:

- (1) The sale by auction of the former Greenacre and Wincroft Day Centres, Wingfield Avenue, Worksop;
- (2) Appoint Savills as auctioneers;
- (3) Authorise the Corporate Director, Environment and Resources (or his nominee) in consultation with the Chairman (or Vice-Chairman in his absence) of the Finance and Property Committee, also in consultation with the auctioneers shortly prior to the auction date, to set the reserve price.

The meeting closed at 12.15 pm.

**CHAIRMAN**





**15 October 2012****Agenda Item: 4**

## **REPORT OF SERVICE DIRECTOR – FINANCE AND PROCUREMENT INSURANCE TENDER**

### **Purpose of the Report**

1. The purpose of this report is to inform members about the strategy for the insurance tender.

### **Information and Advice**

#### **Background**

2. The Council's insurance portfolio was last tendered for the 2007-08 renewal. The contracts were awarded for three years with the option to extend for a further two. Last year it was recognised that significant amounts of work were required within the Risk and Insurance Team to put the Council in a position where it was "fit to tender" and so a waiver of standing orders was granted to delay the tender for one year meaning that the current contract expires on 1 May 2013.
3. The annual external premium cost of the Council's insurances is in the region of £2.4million per annum. The value of the insurance therefore means that the tender must be run in line with European Procurement Rules.
4. The policies to be included in the tender are shown in Appendix A.
5. A project team has been drawn together to deliver the tender. The team is headed by the Group Manager, Financial Strategy & Compliance, and comprises members of the Risk and Insurance Team, the Council's brokers, Procurement and Legal Services.
6. The tender will be run in line with the OJEU open procedure.
7. The insurances will be grouped into 7 lots and insurers will be able to quote for just one lot or any combination. Insurers may offer a discount in return for the award of one or more lots and so a final option will be included to allow this to be evaluated.
8. The contract will be offered for three years with the option to extend for a further two.
9. A detailed timetable has been drawn up, but the key dates to be aware of are:
  - a. Insurer Day – 25 October 2012
  - b. Invitation to Tender (ITT) to be available to bidders – 3 December 2012

- c. Closing date for bids – 10 January 2013
- d. Intention to award letters issued – 3 April 2013
- e. Contracts commence 1 May 2013

10. It is requested that the committee delegate the decision to the Service Director – Finance & Procurement in conjunction with Chair and Vice Chair. The timeframes set out by the OJEU procurement regulations are rigid, they require a ten day standstill period after the contract is awarded during which competitors can challenge the decision. The existing contract ends on the 30 April 2013 meaning that the latest the standstill period can commence is the 20 April 2013. Unfortunately, the April Finance and Property Committee is scheduled for the 22 April and bringing the decision to this meeting would be too late for the contract to commence on 1 May. To bring the report to the March meeting would mean bringing forward issuing the ITT to November which the insurance market would regard as too early and is likely to create an adverse response.
11. A report will be presented to the 22 April 2013, Finance and Property committee to advise members of the outcome of the decision.

## **Market Response**

12. There are only a limited number of companies that will provide liability and property insurance to large local authorities. In order to get the maximum response to the tender it is essential that the County Council puts forward the best possible tender pack and does everything in its control to give confidence to the insurance market.
13. To try to present the Council in the best possible light an “insurer day” will be held. Potential bidders will be invited to hear a presentation about the Council, the way it manages risk and its approach to insurance. Other actions being taken to put forward the best tender include:
  - a. Property Services have committed to undertake a full revaluation of all insured properties and are identifying all properties either leased in or leased out which the Council is not responsible for insuring.
  - b. The claims history data held by insurers and the Council has been “cleansed” to ensure that it is accurate and meaningful.
  - c. A market presentation on the higher risk areas of the Council and the risk improvement work being undertaken by the Council is being prepared.

## **Evaluation**

14. The evaluation of the bids will be quite complex and will be carried out by the Risk and Insurance Manager and the Council’s brokers with input as required from other members of the project team.
15. Potential insurers will not respond with a policy wording that exactly matches the specification. Each bidder will provide their own policy wordings which, whilst broadly similar will have some significant variances that will need to be considered.
16. Price will also be quite intricate to evaluate. To get best value, the Council takes a high excess on its policies (£100,000 for liabilities, £500,000 for school property and £50,000 for other properties) and self funds claims falling under the excesses. In the tender bids will be requested based on a range of excess. To give an equitable comparison of cost we

therefore cannot just look at the premium quoted but will have to consider the total cost of risk, i.e. the premium plus the estimated value of self funded claims.

17. The other significant factor to consider on the liability and motor claims is the quality of the claims handling service. The majority of claims are handled by the Risk and Insurance Team but, the insurers will reserve the right to handle certain claims themselves. Price should not be the driver in assessing this part of the service, poor quality claims handling can cost significant sums in claims being settled when they could have been defended or claims not being dealt with quickly which adds to their cost.
18. The evaluation matrixes will be agreed in advance by the project team.

### **Options to be Requested for Level of Excess**

19. Taking a larger excess should generate savings in the total cost of risk as, the higher the excess the less the premium will be paid. Premiums include non recoverable insurance Premium Tax, a profit element and a contingency for unforeseen risk which add to the total cost of insurance. Also with good management the cost of claims should reduce giving the savings to the Council and not the insurers. The converse is that several large claims or an increase in the number of lower value claims could push up the cost to the Council.
20. Bids for the liability, motor and property policies will be invited with the current levels of excess and any combination of the following options:

	Option 1	Option 2
Property	Schools - £100,000  Other- £50,000	Schools - £50,000  Other- £50,000
Liability	£50,000	£250,000

It is not out of the question that insurers will not be prepared to quote at the options given (as at the last tender when the only quote for School Property was with a £500,000 excess) so insurers will also be invited to quote at what they believe to be the best option.

21. The excess on the Council's Fidelity Guarantee insurers is currently £1m which is out of line with the level of risk that the Council has decided to retain on every other policy. The reason for the decision is uncertain and it is therefore intended to ask for quotes with a £50,000 and £250,000 excess.
22. The personal accident cover also has an unusual excess, £250,000 per event, and quotes will be sought for ground up cover, and a £50,000 excess as well as the current arrangement.
23. Sitting above the excess is a stop loss figure which effectively limits the Council's financial exposure. As claims are paid the excesses are aggregated and once the stop is hit the insurers will start to pay the claims in full. In practice the best way to deal with the stop loss in the tender is to allow insurers to put forward their own option.

## **Changes to Cover**

24. The tender offers the best opportunity to review the cover in place and make sure that it reflects the current needs of the Council and the current coverage available from the market.
25. The current policies in place are largely acceptable and some relatively minor changes to enhance the cover will be requested.

## **Other Options Considered**

26. The only other option is not to tender and ask the insurers to extend the existing contracts for a further year. This would put the Council in breach of OJEU regulations and possibly prevent the most cost effective option being in place.

## **Statutory and Policy Implications**

29. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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**

30. It is recommended that the committee:

- 30.1 endorses the proposed tender process
- 30.2 Delegate the decision to award the contracts to the Service Director – Procurement and Finance in conjunction with Chair and Vice Chair, with a follow up report to be presented to the 22 April 2013 meeting of this committee.

Paul Simpson  
Service Director – Finance and Procurement

### **For any enquiries about this report please contact:**

Anne Hunt  
Risk and Insurance Manager  
[Anne.hunt@nottsc.gov.uk](mailto:Anne.hunt@nottsc.gov.uk)  
0115 977 4902

### **Constitutional Comments (KK 19 September 2012)**

31. The proposals in this report are within the remit of the Finance and Property Committee.

### **Financial Comments (NS 13 September 2012)**

32. The annual external premium of circa £2.4million is recharged to departments and schools and any savings achieved through the tender will accrue to them.

**Background Papers**

None

**Electoral Division(s) and Member(s) Affected**

All

## Appendix A – Policies to be included in the insurance tender

Policy	Current Insurer	2012-13 Premium	Excesses	Other
<b>Lot 1 – Liabilities</b>				
Public Liability	RMP	£271,000	£100,000	Combined stop loss of £4,250,000, Level of indemnity £60m
Employers Liability	RMP	£111,000	£100,000	Combined stop loss of £4,250,000, Level of indemnity £60m
Officials Indemnity	RMP	£32,000	£100,000	Combined stop loss of £4,250,000, Level of indemnity £10m
Professional Indemnity	RMP	£84,000	£100,000	Combined stop loss of £4,250,000, Level of indemnity £10m
Claim Handling	RMP	£47,000	n/a	The majority of claims are handled in house. Insurers reserve the right to handle any claim over £50,000 or for certain serious injuries. In 2011-12, due to capacity issues on the Risk and Insurance Team, some additional claims handling was passed to the insurers.
		<b>£545,000</b>		
<b>Lot 2 – Motor</b>				
Third Party Motor	RMP	£118,000	£100,000	Combined stop loss of £4,250,000. Own damage motor is wholly self insured.
<b>Lot 3 – Computer</b>				
Computer	Allianz	£3,000	£5,000	Provides cover for equipment in the Data Centres at County Hall and Lawn View House only. Includes

				£200,000 for reinstatement of data and £2.2m for additional cost of working.
<b>Lot 4</b>				
School & Youth Services Travel	ACE	£66,000	-	
<b>Lot 5 – Property</b>				
General Properties	Zurich Municipal	£146,000	£50,000	£2,000,000 combined stop loss.
Schools	Zurich Municipal	£1,025,000	£500,000	£2,000,000 combined stop loss.
Commercial Properties	Zurich Municipal	£15,000	£100,000	£2,000,000 combined stop loss.
Works in Progress	Zurich Municipal	£5,000	£100,000/ £500,000	£2,000,000 combined stop loss.
Business Interruption	Zurich Municipal	£215,000	£100,000/ £500,000	£2,000,000 combined stop loss. Combined excess with main property damage policy
		<b>£1,406,000</b>		
<b>Lot 6</b>				
Fidelity Guarantee	Zurich Municipal	£25,000	£1,000,000	Level of indemnity – £5m each and every claim

<b>Lot 7</b>				
Staff and members personal accident	CHUBB	£15,000	£250,000 per event	
<b>Policies not to be included in tender</b>				
Income Protection	Unum	£2,200	-	Policy held for 4 staff that transferred from the Health Authority – policy forms part of their terms and conditions. Alternative market is unlikely to be available. As staff leave the premium reduces.
Terrorism	Lloyds	£159,000	-	This risk can only be insured through the Lloyds market or the Governments Pool Re scheme. The Council has chosen to make savings on this policy by insuring on a first loss basis and this option is not available through Pool Re.
Officers Travel	CHUBB	£600		Premium is de minimus and therefore not included in tender



**15 October 2012****Agenda Item: 5(a)****REPORT OF SERVICE DIRECTOR - TRANSPORT, PROPERTY &  
ENVIRONMENT****OPTION AGREEMENT FOR ACCESS TO ROLLS ROYCE SITE, HUCKNALL****Purpose of the Report**

1. To seek revised approval to grant an option to Rolls Royce to purchase land from the Council to facilitate an access for a potential business park.

**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. Rolls Royce maintains a healthy presence at the Hucknall site but has long seen much of the wider site as surplus to their immediate requirements. In 2007, Rolls Royce appointed consultants to prepare a case for proposals for a mixed development of employment and housing; land for future Rolls Royce expansion requirements; wider green / recreational space and a high quality science and technology park, served via a new road access from the A611 (Hucknall By-pass).
4. The development proposals put forward by Rolls Royce will create 2200 new jobs once the site is fully developed. This alongside Rolls Royce's ongoing commitment to the existing operations on the Hucknall site will help to provide a major boost to the economy and housing construction in this area. Accordingly, the development proposals are fully supported by the County Council.
5. It is proposed that the existing business park at the Rolls Royce site extends to 27 hectares, with approximately 32 hectares of housing land which is to be accessed via an existing road and other proposed means of access. The development of the business park will require a new access to be created from the A611 Hucknall bypass to the site. The road will occupy land owned by the County Council, which is currently a landscaped spoil tip, in the Green Belt, and has no intrinsic value. The County Council as highway authority supports the principle of the new access and would recommend that the Council supports the change to the Green Belt boundary. The new road will also require land owned by the City Council who are also supportive of the access agreement and development proposals for the site.

6. Approval was granted at Property Portfolio on 23 February 2010 for the County Council to enter into an option agreement enabling Rolls Royce to acquire the land to enable the construction of the access road which would serve land currently owned by Rolls Royce. Due to the timescales this original approval has now lapsed, a plan of the land required is shown outlined in blue in Plan 1.
7. In the event that the Rolls Royce land is sold above an agreed base figure, after the deduction of development costs, there would be a divisible land surplus, of which both the County Council and Nottingham City Council would receive an equal % of any increase in land value as detailed in the exempt appendix.
8. The County Council would receive an initial one off payment for granting this option, further information regarding the terms for the option agreement are contained within the exempt appendix attached to this report.
9. As with all development sites, commercial considerations will be to the fore. It is understood that through their developers (Muse Limited), applications for both Growing Places Fund and Regional Growth Fund have been submitted; the former via the D2N2 Local Enterprise Partnership and the latter, directly to the Government via the Department for Business, Innovation & Skills. The County Council's Economic Development team has supported Muse with both applications and further information is offered within the Exempt Appendix.

### **Other Options Considered**

9. None, the granting of this option will be a major boost to the creation of jobs and economic wellbeing of Ashfield. It will also assist in generating a capital receipt for the County Council and through the creation of a roundabout will potentially assist in the Broom Hill site.

### **Reason/s for Recommendation/s**

10. The Authority has no strategic requirement for the site.

### **Statutory and Policy Implications**

11. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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 is given to The County Council entering into an option agreement on the terms outlined in the exempt appendix to this report and contained in more detail within the report approved on 23 February 2010.

**Jas Hundal**

**Service Director - Transport, Property & Environment**

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**For any enquiries about this report please contact:** Luke Smith 0115 977 2082

### **Constitutional Comments (SSR 3-Oct-2012)**

12. This decision falls within the matters that may be determined by the Finance and Property Committee.

### **Financial Comments (CS 2-Oct-2012)**

13. The financial implications are as outlined in the Appendix. Any future surplus will generate a capital receipt, which will be used to fund the capital programme.

### **Background Papers**

14. None.

### **Electoral Division(s) and Member(s) Affected**

15. Ward(s): Hucknall  
Member(s): Cllr Reverend Tom Irvine, Cllr Kevin Rostance, Cllr Mick Murphy

File ref.: /LS/SL/

SP: 2310

Properties affected: 62087 - Reclaimed Colliery Tip (Hucknall)



15 October 2012

Agenda Item: 5(b)

## **REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT**

### **DISPOSAL OF LAND FORMERLY CUCKNEY DEPOT, CUCKNEY**

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

1. To seek approval to enter in to a contract for the sale of land at Cuckney formerly Cuckney Depot on terms outlined in the Exempt Annex.

#### **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 site comprises a former sub depot operated by Highways in the village of Cuckney. The land became surplus to their requirements due to the re-organisation of Highway Services and construction of the Bilsthorpe Depot. The site has a total area of 0.22 Hectares of land only and does not contain any buildings.
4. The land has been declared surplus to County Council requirements and been listed on the Capital Receipt List for disposal.
5. Intensive marketing of the property commenced in June 2012 for a sale by private treaty. Initial offers received in August 2012 were considered insufficient, so best and final offers were requested.
6. Details of offers received are detailed in the Exempt Annex. In particular, it should be noted that the disposal recommended is UNCONDITIONAL.
7. The land to be disposed of is outlined in red on the attached plan.

#### **Other Options Considered**

8. Consideration was given to sale by auction – it was felt sale by private treaty would produce greater interest, allow for more discussion with interested parties and that buyers could be made aware of the unusual private arrangements for any water utilities in Cuckney.

#### **Reason/s for Recommendation/s**

9. The Authority has no strategic requirement for the property.

## **Statutory and Policy Implications**

10. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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 is given to enter into a contract with Offer 2 for the sale of land at Cuckney, as set out in the exempt appendix.

**Jas Hundal**

**Service Director - Transport, Property & Environment**

**For any enquiries about this report please contact: Gael Gamble 0115 9772083**

## **Constitutional Comments (SSR 18.9.12)**

11. This decision falls within the decisions that may be approved by the Finance and Property Committee.

Under Section 123 of the Local Government Act, 1972 the Council is required to obtain the best price reasonably obtainable for the sale of land, failing which it must comply with the General Disposal Consent Order. These are matters, which the decision makers must be satisfied with prior to approving the recommendation.

## **Financial Comments (CS 19-09-12)**

12. The sale would generate a capital receipt, which would be used to help fund the Capital Programme.

## **Electoral Division(s) and Member(s) Affected**

13. Ward(s): Tuxford  
Member(s): Cllr John Hemsall

File ref.: /GG/SB/07005

SP: 2300

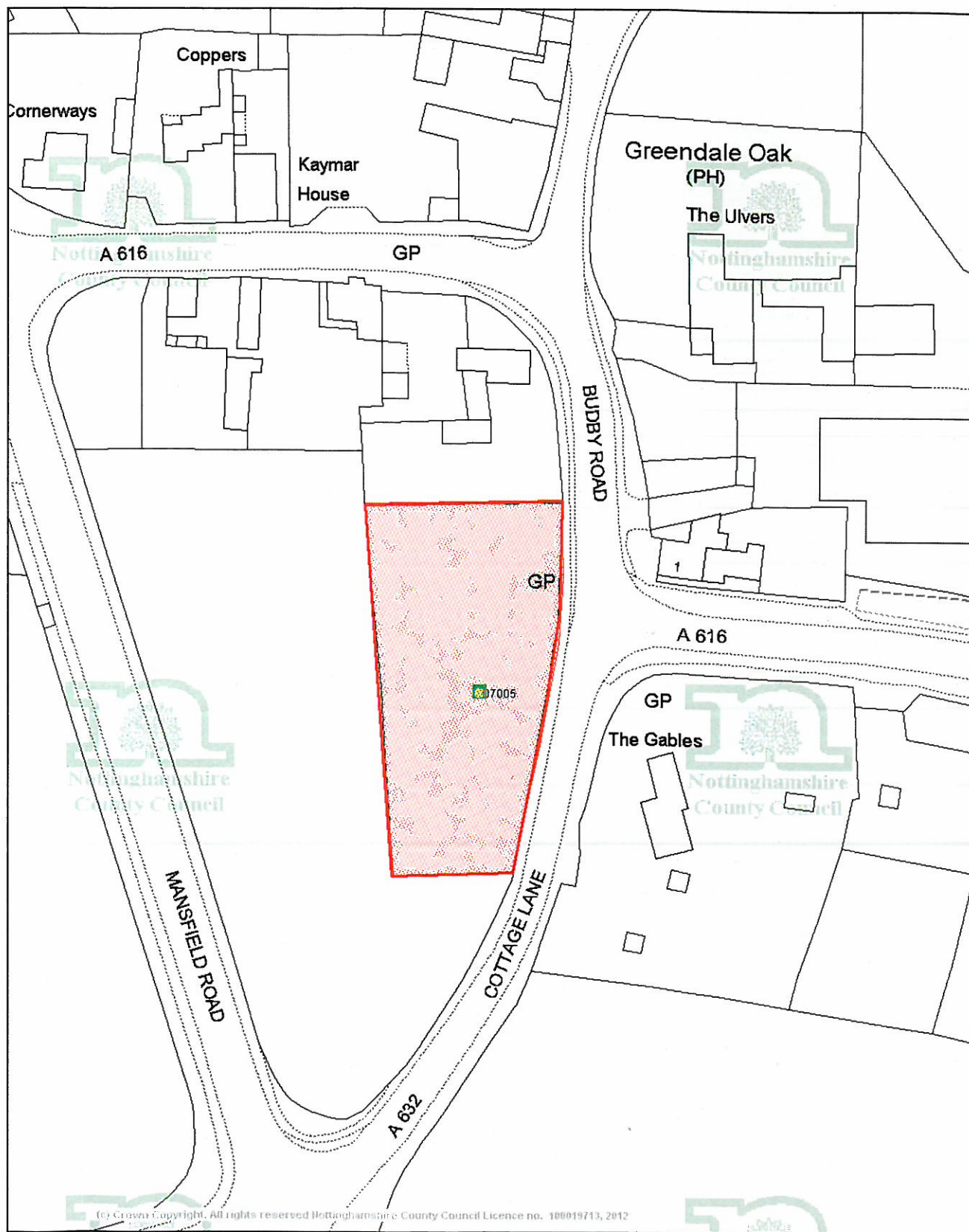
Properties affected: 07005 - Cuckney Sub Depot



CORPORATE PROPERTY

Nottinghamshire County Council

Plan provided by:







15 October 2012

Agenda Item: 5(c)

## **REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY AND ENVIRONMENT**

### **DELEGATED DECISIONS TAKEN OUTSIDE THE FINANCE AND PROPERTY COMMITTEE CYCLE JUNE - AUGUST 2012**

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

1. To inform the Finance & Property Committee of Delegated Decisions taken outside the Finance & Property Committee Cycle, June to August 2012.

#### **Information and Advice**

#### **ACADEMY CONVERSIONS & PROPERTY TRANSACTIONS EXPECTED DURING THE SUMMER RECESS**

2. It was resolved at the Finance & Property Committee meeting on 9 July 2012 (No. 2012/033 & 2012/034) in relation to Academy Conversions and also that the finally agreed terms for any project or transaction previously agreed by the Committee should be signed off by the Corporate Director, Environment and Resources, in consultation with the Chairman (or Vice-Chairman in his absence) of the Finance and Property Committee, if required before the next Finance & Property Committee meeting.
3. This report seeks to inform Committee Members of the decisions taken over this period. Details of the decisions taken are shown below: -

<b>Date decision taken</b>	<b>UPRN/Title of decision</b>	<b>Report No.</b>
28 June 2012	01601 - site specific, Candleby Lane Primary School	Sp 2268
28 June 2012	01806 - site specific, Gedling Comprehensive School	Sp 2269
28 June 2012	01722 - site specific, Kirkby College	Sp 2262
28 June 2012	01751- site specific, Kimbeley Comprehensive School	Sp 2261
17 Jul 2012	01833 - site specific, Rushcliffe Comprehensive School	Sp 2274
22 Aug 2012	01672 - site specific, Meden School and Technology College	Sp 2283
22 Aug 2012	01140 - site specific, Newgate Lane Primary School	Sp 2284
22 Aug 2012	01082 - site specific, Ethel Wainwright Primary School	Sp 2285
22 Aug 2012	01299 - site specific, Harry Carlton Comprehensive School	Sp 2287

<b>Date decision taken</b>	<b>UPRN/Title of decision</b>	<b>Report No.</b>
24 Jul 2012	06360 - Disposal of New Outlook, 38 Kirkby Road, Sutton In Ashfield	Sp 2273

### **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 finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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: Jas Hundal 0115 977 4257**

### **Constitutional Comments**

As this report is for noting only, constitutional comments are not required.

### **Finance Comments**

n/a

File ref.: /SB/SB/

Ward(s): <NA>

Member(s): n/a

SP: 2303

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

**15 October 2012****Agenda Item: 6****REPORT OF CORPORATE DIRECTOR, POLICY, PLANNING AND  
CORPORATE SERVICES****WORK PROGRAMME****Purpose of the Report**

1. To consider the Committee's work programme for 2012/13.

**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 Chairman and Vice-Chairman, 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 new committee arrangements, 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 finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service 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, Policy, Planning and Corporate Services**

**For any enquiries about this report please contact: Paul Davies, x 73299**

## **Constitutional Comments (HD)**

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

## **Financial Comments (PS)**

2. 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**

<b><u>Report Title</u></b>	<b><u>Brief summary of agenda item</u></b>	<b><u>For Decision or Information ?</u></b>	<b><u>Lead Officer</u></b>	<b><u>Report Author</u></b>
<b>15<sup>th</sup> October 2012</b>				
Insurance Tender	Strategy for insurance tender process	Decision	Paul Simpson	Anne Hunt
Delegated decisions Summer 2012	List of property decisions taken during the summer recess	Info	Patrick Robinson	
<b>12<sup>th</sup> November 2012</b>				
Quarterly Progress Report	Review of performance (Jul – Sept).	Info.	Various	
IT	Review of Officer Decisions.	Info.	Ivor Nicholson	
Monthly Budget & Capital Monitoring Report 2012/13	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore
Initial County Council Budget & Capital Programme Proposals	Initial County Council Budget & Capital Programme Proposals 2013/14	Decision	Paul Simpson	Pauline Moore
Quarterly Review of Treasury Management Activity	Quarterly Review of Treasury Management Activity	Info.	Paul Simpson	Simon Cunnington
<b>10<sup>th</sup> December 2012</b>				
Property	Review of Officer Decisions.	Info.	Patrick Robinson	
Monthly Budget & Capital Monitoring Report 2012/13	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore
Update on Budget Consultation & Resource Allocations	Update on Budget 2013/14 Consultation & Resource Allocations	Info	Paul Simpson	Pauline Moore/Comms
ICT Programmes Update 2012-13	Update report	Info	Ivor Nicholson	
<b>21<sup>st</sup> January 2013</b>				
Quarterly Progress Report	Review of performance (Oct – Dec).	Info.	Various	
Monthly Budget & Capital Monitoring Report 2012/13	Budget Capital Monitoring, Capital Receipts, Capital Variations –	Decision	Paul Simpson	Pauline Moore
<b>25<sup>th</sup> February 2013</b>				
Monthly Budget & Capital Monitoring Report 2012/13	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore

<b><u>Report Title</u></b>	<b><u>Brief summary of agenda item</u></b>	<b><u>For Decision or Information ?</u></b>	<b><u>Lead Officer</u></b>	<b><u>Report Author</u></b>
<b>18<sup>th</sup> March 2013</b>				
Monthly Budget & Capital Monitoring Report 2012/13	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore
<b>22<sup>nd</sup> April 2013</b>				
Quarterly Progress Report	Review of performance (Jan – Mar).	Info.	Various	
Monthly Budget & Capital Monitoring Report 2012/13	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore