

## **Finance and Property Committee**

**Monday, 16 June 2014 at 14:00**

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

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### **AGENDA**

- |    |  |         |
|----|--|---------|
| 1  | Minutes of the last meeting held on 19 May 2014  | 5 - 10  |
|    |  |         |
| 2  | Apologies for Absence  |         |
|    |  |         |
| 3  | Declarations of Interests by Members and Officers:- (see note below)<br>(a) Disclosable Pecuniary Interests<br>(b) Private Interests (pecuniary and non-pecuniary) |         |
|    |  |         |
| 4  | Financial Monitoring Report Period 1 2014-15   | 11 - 16 |
|    |  |         |
| 5a | A617 Mansfield Ashfield Relief Road (MARR)<br>Compulsory Purchase, Land Plots 304 and 308 (part)   | 17 - 22 |
| 5b | Hucknall Town Centre Improvement Scheme - Land off High St, Hucknall   | 23 - 28 |
| 5c | Hucknall Town Centre Improvement Scheme - 42 High Street, Hucknall   | 29 - 32 |
| 5d | Land between West Carr Road and Ordsall Road, Retford  | 33 - 38 |
| 5e | Former Library, Scout Hut etc, Wharf Road, Misterton   | 39 - 46 |
| 5f | Top Wighay Farm Urban Expansion Area - Update  | 47 - 50 |
| 5g | Abbey Road Depot, West Bridgford<br>Proposed Lease for Vehicle Maintenance Workshops   | 51 - 56 |



- (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 Paul Davies (Tel. 0115 977 3299) 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          19 May 2014 (commencing at 2.00 pm)

**Membership**

Persons absent are marked with an 'A'

**COUNCILLORS**

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

Reg Adair	Colleen Harwood
Nicki Brooks	Liz Plant
Richard Butler	Darrell Pulk
Kay Cutts MBE	Ken Rigby
Stephen Garner	

A      Ex-Officio: Alan Rhodes

**OFFICERS IN ATTENDANCE**

Ian Brearley, Senior Estates Officer  
Paul Davies, Democratic Services Officer  
Tim Gregory, Corporate Director, Environment and Resources  
Jas Hundal, Service Director, Transport, Property and Environment  
Ivor Nicholson, Service Director, ICT  
Paul Simpson, Service Director, Finance and Procurement  
Andrew Stevens, Group Manager, Property Strategy and Compliance

**CHAIR AND VICE CHAIR**

The appointment by the County Council on 15 May 2014 of Councillor David Kirkham as Chair of the Committee and Councillor Darren Langton as Vice-Chair be noted.

**MEMBERSHIP OF THE COMMITTEE**

The membership of the Committee as set out above was noted. Councillor Harwood had been appointed in place of Councillor Meale for this meeting only.

**MINUTES OF THE LAST MEETING**

The minutes of the meeting held on 28 April 2014 were confirmed and signed by the Chair.

## **APOLOGY FOR ABSENCE**

An apology for absence was received from Councillor Ken Rigby (other County Council business).

## **DECLARATIONS OF INTEREST**

Members declared the following non-pecuniary private interests:

Councillor Stephen Garner in the Property Services Performance Update, because in his involvement in campaigns about the Lindhurst development.

Councillor Richard Butler in the Gamston Development Options report, as a member of Rushcliffe Borough Council.

Councillor Darrell Pulk in the Gamston Development Options report, as a member of Gedling Borough Council.

## **DRAFT MANAGEMENT ACCOUNTS 2013/14**

### **RESOLVED: 2014/034**

- (1) That the provisional 2013/14 year end revenue position be noted.
- (2) That the year-end carry forwards set out in section 5 and Appendix B of the report be recommended to County Council.
- (3) That the level of County Fund Balances set out in section 7.1 and Appendix D of the report be recommended to County Council.
- (4) That the movements in reserves as detailed in section 7 and Appendix to the report be noted.
- (5) That the capital variations outlined in section 8.4 of the report be noted.
- (6) That the capital programme and its financing be noted.

## **ICT PROGRAMMES AND PERFORMANCE QUARTER 4 2013-14**

### **RESOLVED: 2014/035**

That the progress against the key programme and performance measures for ICT Services and the priorities for the next six month period be noted.

## **REPAIRS AND MAINTENANCE**

### **RESOLVED: 2014/036**

- (1) That a condition category B3 be adopted for the corporate non-school estate as a whole.
- (2) That requests to vary from the B3 target should require the prior approval of Corporate Asset Management Group.

- (3) That properties classed as unsuitable should have minimal works undertaken as outlined in the report.
- (4) That departmental property budgets which are used for the repair and maintenance of premises be identified annually and expenditure which is of a non-reactive/emergency nature be first approved by the Property Group to ensure that expenditure aligns with the B3 target and can be justified via suitability results.
- (5) That to support resolutions (1) to (3) above, a target ratio of 70:30 for planned/reactive maintenance be set.
- (6) That this Repair and Maintenance Plan be reviewed when a new corporate asset management plan is prepared.

#### **PROPERTY SERVICES PERFORMANCE UPDATE 2013/14**

##### **RESOLVED: 2014/037**

- (1) That the information in the Property Group performance update be noted.
- (2) That the high level property indicators be reported annually and the local indicators half yearly.
- (3) That a further report be submitted to members on the conclusions of the project review outlined in section 6 of the report.

#### **GAMSTON DEVELOPMENT OPTIONS – RUSHCLIFFE CORE STRATEGY 2013/14**

##### **RESOLVED: 2014/038**

- (1) That the issues and options available relating to the ongoing planning, promotion and disposal of potential development land east of Gamston be noted.
- (2) That Option 6, as detailed in the exempt appendix to the report, be approved subject to further review on a quarterly basis.
- (3) That the details of any proposed development agreements between the County Council and respective landowners be reported to this committee for prior approval.

#### **BEARDALL STREET PRIMARY AND NURSERY SCHOOL, HUCKNALL**

##### **RESOLVED: 2014/039**

- (1) That Beardall Street Primary and Nursery School, Hucknall be declared surplus to the authority's requirements, and the land be marketed by way of long leasehold.
- (2) That a long leasehold interest in the property be offered for sale by informal tender.

## **SHERWOOD ENERGY VILLAGE / OLLERTON SOUTH TIP, NEW OLLERTON: PROPOSED ACQUISITIONS AND DISPOSAL**

### **RESOLVED: 2014/040**

That approval be given to a land contract at Sherwood Energy Village and Ollerton South Tip, involving land acquisitions and disposal, on terms outlined in the exempt appendix to the report.

## **COUNTY FARMS ESTATE: SUTTON-CUM-LOUND PROPOSED VILLAGE COMMUNITY SITE**

### **RESOLVED: 2014/041**

That the previous delegated powers approval in relation to the grant of a 99 year lease of a 1.84 acre field at Sutton-cum-Lound be renewed.

## **LEASE RENEWALS – EASTWOOD COMMUNITY RESOURCE CENTRE**

### **RESOLVED: 2014/042**

That approval be given to the renewal of the lease at Eastwood Community Resource Centre to the existing tenant, the Citizens' Advice Bureau, as detailed in the exempt appendix to the report.

### **RESOLVED: 2014/043**

That approval be given to the renewal of the lease at Eastwood Community Resource Centre to the existing tenant, Crossroads Care, as detailed in the exempt appendix to the report.

### **RESOLVED: 2014/044**

That approval be given to the renewal of the lease at Eastwood Community Resource Centre to the existing tenant, Eastwood Volunteer Bureau, as detailed in the exempt appendix to the report.

## **WORK PROGRAMME**

### **RESOLVED: 2014/045**

That the Committee's work programme be noted.

## **EXCLUSION OF THE PUBLIC**

### **RESOLVED: 2014/046**

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**

### **PROPERTY SERVICES PERFORMANCE UPDATE 2013/14**

#### **RESOLVED: 2014/047**

That the information contained in the exempt appendix to the report be noted.

### **BEARDALL STREET PRIMARY AND NURSERY SCHOOL, HUCKNALL**

#### **RESOLVED: 2014/048**

That the information contained in the exempt appendix to the report be noted.

### **SHERWOOD ENERGY VILLAGE / OLLERTON SOUTH TIP, NEW OLLERTON: PROPOSED ACQUISITIONS AND DISPOSAL**

#### **RESOLVED: 2014/049**

That the information contained in the exempt appendix to the report be noted.

### **COUNTY FARMS ESTATE: SUTTON-CUM-LOUND PROPOSED VILLAGE COMMUNITY SITE**

#### **RESOLVED: 2014/050**

That the information contained in the exempt appendix to the report be noted.

### **LEASE RENEWALS – EASTWOOD COMMUNITY RESOURCE CENTRE**

#### **RESOLVED: 2014/051**

That the information contained in the exempt appendix to the report be noted.

#### **RESOLVED: 2014/052**

That the information contained in the exempt appendix to the report be noted.

#### **RESOLVED: 2014/053**

That the information contained in the exempt appendix to the report be noted.

The meeting closed at 3.35 pm.

**CHAIR**



16 June 2014

Agenda Item: 4

## **REPORT OF THE SERVICE DIRECTOR – FINANCE AND PROCUREMENT**

### **FINANCIAL MONITORING REPORT: PERIOD 1 2014/2015**

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

1. To provide a summary of the Committee revenue budgets for 2014/15
2. To request approval for contingency schemes submitted to date
3. To inform Members of the Council's Balance Sheet transactions

#### **Information and Advice Background**

4. The Council approved the 2014/15 budget at its meeting on 27 February 2014. As with previous financial years, progress updates will be closely monitored and reported to management and Committee each month.

#### **Summary Revenue Position**

5. The table below summarises the revenue budgets for each Committee for the forthcoming financial year. To date no variances have been reported.

**Table 1 – Summary Revenue Position**

<b>Committee</b>	<b>Annual Budget £'000</b>	<b>Actual to Period 1 £'000</b>	<b>Year-End Forecast £'000</b>	<b>Latest Forecast Variance £'000</b>
Children & Young People	153,860	2,855	153,860	-
Adult Social Care & Health	213,026	13,335	213,026	-
Transport & Highways	59,704	(831)	59,704	-
Environment & Sustainability	30,759	(1,988)	30,759	-
Community Safety	2,955	(933)	2,955	-
Culture	13,415	902	13,415	-
Policy	26,167	1,575	26,167	-
Finance & Property	27,784	2,676	27,784	-
Personnel	2,071	(569)	2,071	-
Economic Development	1,019	218	1,019	-
Public Health	-	(955)	-	-
<b>Net Committee (under)/overspend</b>	<b>530,760</b>	<b>16,285</b>	<b>530,760</b>	<b>-</b>

Committee	Annual Budget £'000	Actual to Period 1 £'000	Year-End Forecast £'000	Latest Forecast Variance £'000
Central items	(10,851)	(5,412)	(10,851)	-
Contribution to Schools Expenditure	6	6	6	-
Contribution to/(from) Traders	(330)	582	(330)	-
<b>Forecast prior to use of reserves</b>	<b>519,585</b>	<b>11,461</b>	<b>519,585</b>	<b>-</b>
Transfer to / (from) Corporate Reserves	(8,527)	-	(8,527)	-
Transfer to / (from) Departmental Reserves	(1,613)	-	(1,613)	-
Transfer to / (from) General Fund	(5,184)	-	(5,184)	-
<b>Net County Council Budget Requirement</b>	<b>504,261</b>	<b>11,461</b>	<b>504,261</b>	<b>-</b>

## Requests for contingency

6. The Council's budget includes a contingency budget of £4.6m to cover redundancy costs, slippage of savings and unforeseen events. To date one request has been submitted and Members are asked to approve the following scheme:

- £80,000 for accommodation costs of the Gilstrap centre (ongoing requirement)

## Progress with savings and risks to the forecast

7. Since 2010/11 the Council has delivered savings in excess of £110m. Given the continued financial challenge that the Council is facing, further savings proposals of £36m were approved at Council 27 February 2014 for delivery in 2014/15 (£81m in total over the medium term). Officers will continue to monitor the deliverability of individual schemes and targets as part of the budget monitoring process and reflect achievability in the forecast outturn.

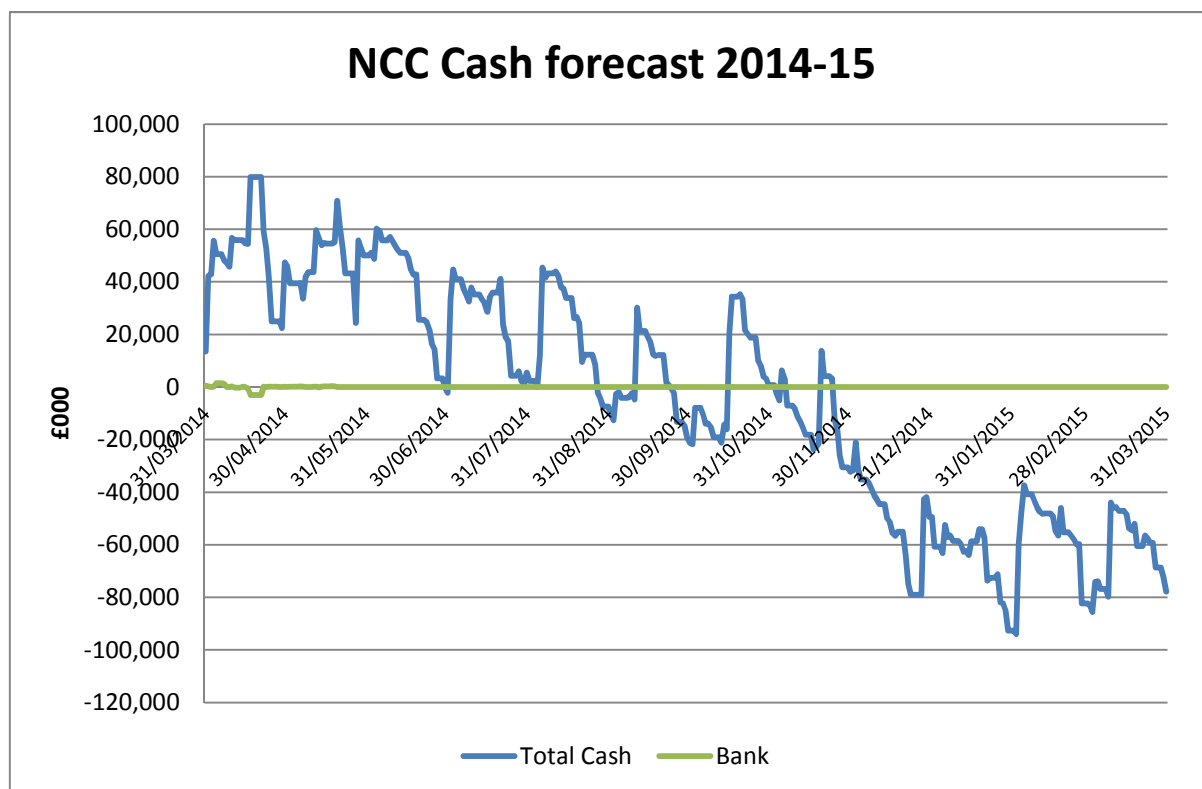
## Balance Sheet

### General Fund Balance

8. Members will be asked to approve the 2013/14 closing General Fund Balance of £29.1m at Council 26 June 2014. The 2014/15 budget approves utilisation of £5.2m of balances which will result in a closing balance of £23.9m at the end of the current financial year. This is 4.7% of the budget requirement.

## Treasury Management

9. Cash flow is kept under constant monitoring by the Senior Accountant (Pensions & Treasury Management) with the overall position reviewed quarterly by the Treasury Management Group. Cash inflows are typically higher at the start of the year due to the front loading of Central Government grants and the payment profile of precepts. Cash outflows, in particular capital expenditure, tend to occur later in the year. Detailed information will be included in future monitoring reports to this Committee.



## Debt Recovery Performance

10. Total debt has decreased by £13.4m during April as a result of a large number of high value non-statutory debt invoices being cleared which had been raised in the run up to year end. There are 140 invoices which were raised in March for an amount in excess of £10,000 which are outstanding. These have a total value in excess of £7.6m, £0.5m of this total has been disputed by various customers. The total debt should therefore continue to decrease quite quickly over the short term whilst the undisputed invoices are paid.
11. The Council has received £266.80 from Third Party Debt Collection Agencies, £1,719.99 from High Court and £900.00 as a result of Small Claims Court action.
12. There is a possibility that £21,000 of Adult Care Financial Services (ACFS) Residential debt which is over 6 months old will be recovered next month as a result of property sales. However, there is a high risk that a further £165,000 will fall into the over 6 months' debt this month as a result of property debt; £60,000 of this has been disputed and £15,000 is likely to be written off as the property value will not cover accrued charges. There is also a small risk that £17,000 in relation to school IT charges will fall into over 6 month's although IT have been working with the school to resolve the issues and, if fixed, payment will be made by the end of the month.

**Table 2 - Invoices raised Period 1 2014/15**

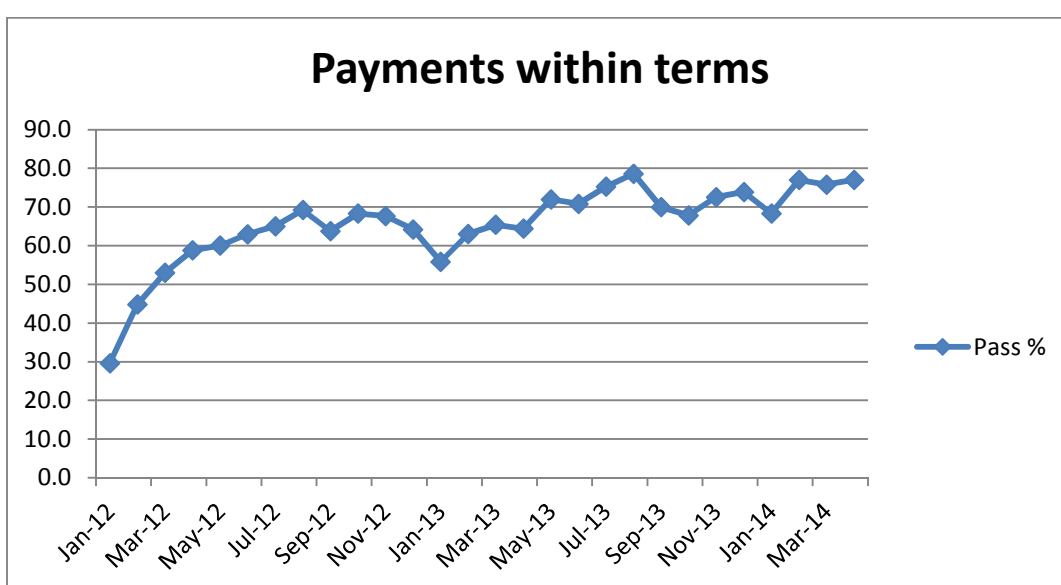
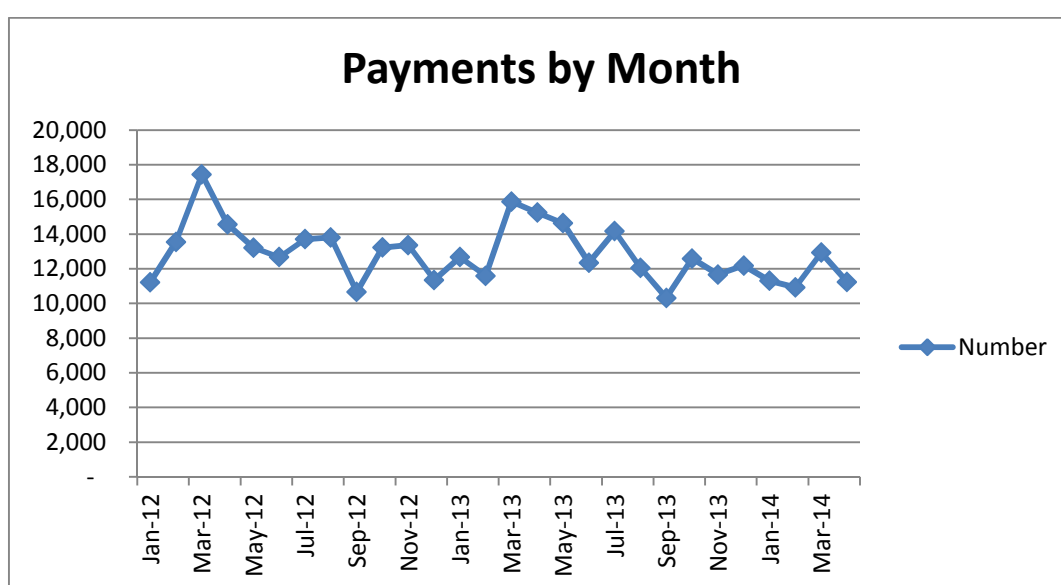
	Period 1
Number	19,965
Value	£15,560,312

**Table 3- Debt Position**

	Residential & Domiciliary Care	All other	Total
Total	£9,514,243	£16,226,140	£25,740,383
Over 6 months	£4,687,069	£569,343	£5,256,413
% over 6 months	49.3%	3.5%	20.4%

### Accounts Payable (AP) Performance

13. The payment within terms figure for April is 77.1% of 11,241 invoices paid. This shows a sustained improvement over the last 3 months with figures remaining above 75%.



14. A number of actions are ongoing to look to improve performance:-

- Corporate Procurement are continuing with the letting of the Managed Service Provider (MSP) contract for Agency staff. Agency staff invoices represent around 10% of the total invoices processed by AP staff and include suppliers with the largest number of failures. When in place the MSP contract should improve the ordering and payment process for Agency staff.
- AP / Corporate Procurement have finalised arrangement for issuing short term exemption numbers. AP have communicated numbers to business areas and suppliers. This will improve the time taken to pay invoices whilst a review is undertaken to determine the best procurement route for these suppliers.
- AP are continuing to work with specific business areas / suppliers who submit late invoices to attempt to identify the reasons and improve the processes for future invoices.
- A Lean+ review is being undertaken for the NCC P2P (procure to pay) process. This will enable best practice to be shared across Departments and will standardise the P2P process and reduce the scope for errors and delays.

## **Statutory and Policy Implications**

15. 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 individual Committee revenue budgets for 2014/15
- 2) To approve the contingency requests received to date
- 3) To note the Council's Balance Sheet transactions

**Paul Simpson Service Director – Finance & Procurement**

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

Pauline Moore - Senior Accountant, Financial Strategy and Accounting

## **Constitutional Comments**

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

## **Financial Comments (PM 15/05/2014)**

17. 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'



**16 June 2014****Agenda Item: 5(a)****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY AND  
ENVIRONMENT****A617 MANSFIELD ASHFIELD REGENERATION ROUTE (MARR)  
COMPULSORY PURCHASE, LAND PLOTS 304 & 308 (PART) – 0.165 HA  
(0.407 ACRES)****Purpose of the Report**

1. To seek approval to the acquisition of 1650 square metres (0.407 Acres) of land being Plot Numbers 304 and part 308 of the A617 MARR Compulsory Purchase Order (CPO) on terms set out in the exempt appendix to this report.

**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. The MARR Scheme involved the construction of a nine-mile road between the M1 and Mansfield via Ashfield District. It was built with £34.25m provided by various agencies and created a corridor of new development sites to attract high value businesses to regenerate the area. Since opening, it is estimated that £480m has been invested and nearly 2,000 jobs have opened up along the route which is now called the A617 Sherwood Way. The compulsory purchase of 0.165 hectares (0.407 acres) land and the statutory requirement to compensate the claimants, Hallam Land is one of the few remaining acquisitions to complete for the scheme.
4. The consequence of the land take and construction of the Western section of the MARR is that this retained land (which benefitted from a Housing Allocation in the Mansfield Local Plan) was reduced in size leading to a smaller developable area.
5. The land to be acquired has been used in part for the construction of the MARR and in part for the creation of a new agricultural access to adjacent farmland which was severed by the MARR.
6. Following the initial claim, subsequent lengthy negotiations have taken place and provisional agreement has been reached as detailed in the appendix annexed to this report.

7. The usual legal costs, surveyor's fees, allowable expenses and interest from 6 January 2003 as specified under statute will apply and be payable from Communities Capital Budget for MARR as funded by Central Government.

### **Other Options Considered**

8. There are no options to negotiated compulsory purchase allowable under Compulsory Purchase Order powers other than reference to the Lands Tribunal. This is no longer an option as the case to the Lands Tribunal is out of time, having lapsed in 2008.

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

9. To comply with a statutory requirement.

### **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 is given to the acquisition of 1650 square metres (0.407 acres) of land being Plot Numbers 304 and part 308 of the A617 MARR Compulsory Purchase Order on terms set out in the exempt appendix to this report.

**Jas Hundal**  
**Service Director, Transport, Property and Environment**

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

### **Constitutional Comments (SSR 16.5.14)**

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

### **Financial Comments (TR 20.5.2014)**

12. The financial implications are set out in the exempt appendix to the report.

### **Background Papers and Published Documents**

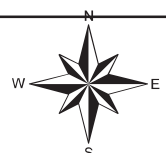
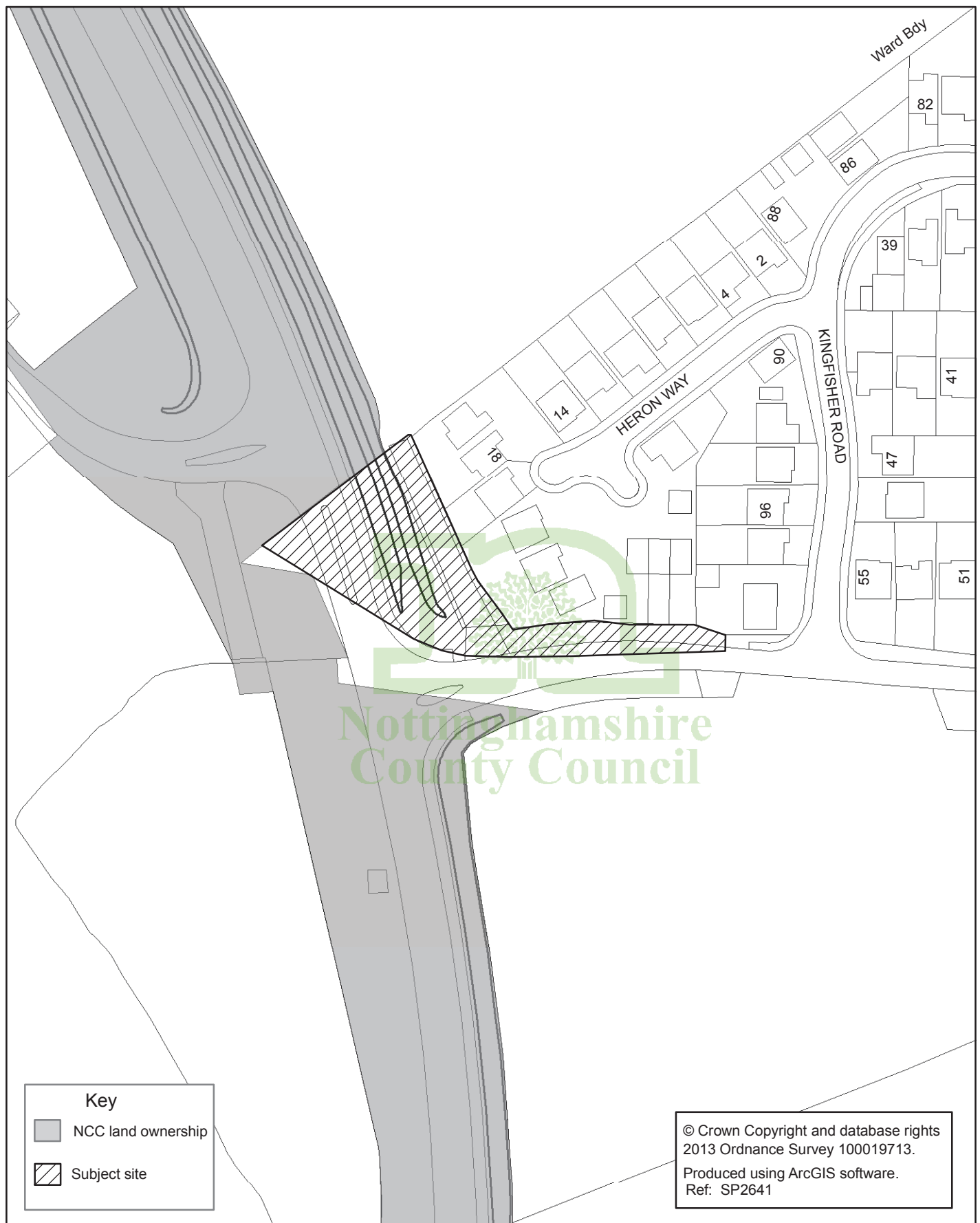
13. None.

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

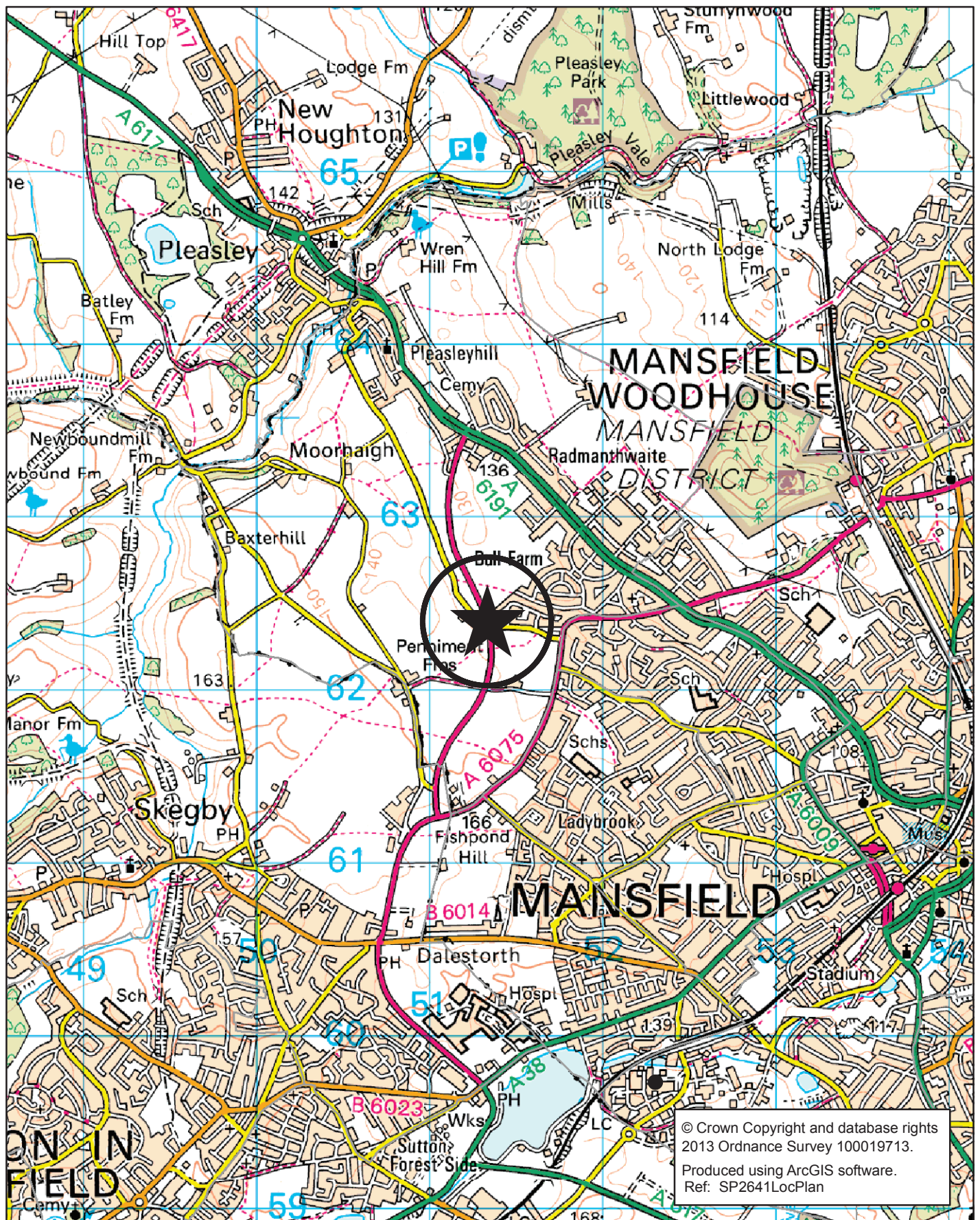
14. Ward(s): Mansfield East

Member(s): Councillor Colleen Harwood, Councillor Alan Bell











**16 June 2014**

**Agenda Item: 5(b)**

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

**HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS)  
PROPERTY ACQUISITION – LAND OFF HIGH STREET, HUCKNALL**

**Purpose of the Report**

1. To seek approval to the acquisition of 647 square metres (0.16 acres) of land at the rear of the Chequers Inn, High Street, Hucknall for the HTCIS on the terms as set out in the exempt appendix.

**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. Transport & Highways Committee at its meeting on 18 October 2012 confirmed its intention to continue to develop the HTCIS project including the acquisition of land by agreement.
4. The subject property (land forming part of the rear garden of the Inn) lies on the line of the proposed Inner Relief Road and terms have been agreed for its acquisition as detailed in the exempt appendix attached to the report.
5. This purchase will leave only one retail property and four small parcels of land to acquire to complete the site assembly for the Scheme.
6. All advance purchase costs incurred until Full Department for Transport (DfT) Approval is received are at the County Council's risk. There have been 37 purchases so far since 1975 when acquisition commenced.
7. A compulsory purchase order (CPO) is in the process of being drafted, however the acquisition of all of the necessary properties prior to CPO will save time and costs. There is however no budget available from the DfT to buy the land until Full Approval is received from the DfT. Full Approval will be sought once all properties are acquired and a Side Roads Order is published. As such, any land purchased between now and Full Approval will need to be funded from County Capital Funds and then subsequently repaid in financial year 2014/15.



## **Other Options Considered**

8. To leave the remaining acquisitions until a Compulsory Purchase Order (CPO) is announced. This would be a slower process with the additional cost of administering the CPO itself. The process could be slowed further if objections were received leading to a public inquiry.

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

9. To secure the land necessary for the route of the proposed inner relief road connected with the HTCIS.

## **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 is given to the acquisition of 647 square metres (0.16 Acres) of land at the rear of the Chequers Inn, High Street, Hucknall for the HTCIS on the terms as set out in the exempt appendix.

**Jas Hundal**

**Service Director, Transport, Property and Environment**

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

## **Constitutional Comments (SSR 3.6.2014)**

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

## **Financial Comments (TR 20.5.2014)**

12. The financial implications are set out in the exempt appendix to the report.

## **Background Papers and Published Documents**

13. Transport & Highways Committee meeting report on 18 October 2012.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section

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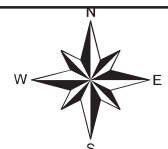
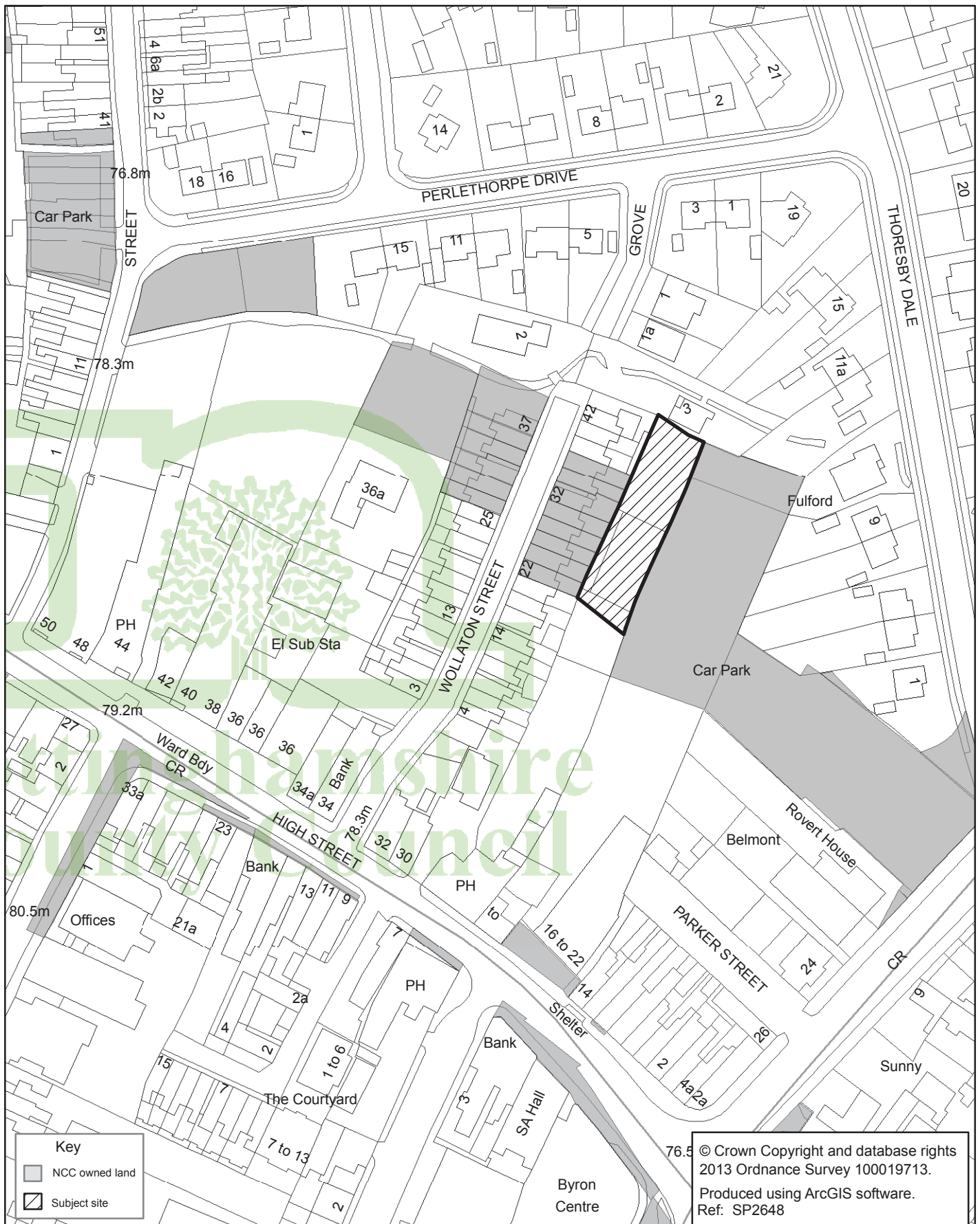
100D of the Local Government Act 1972.

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

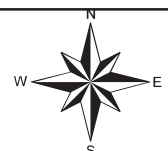
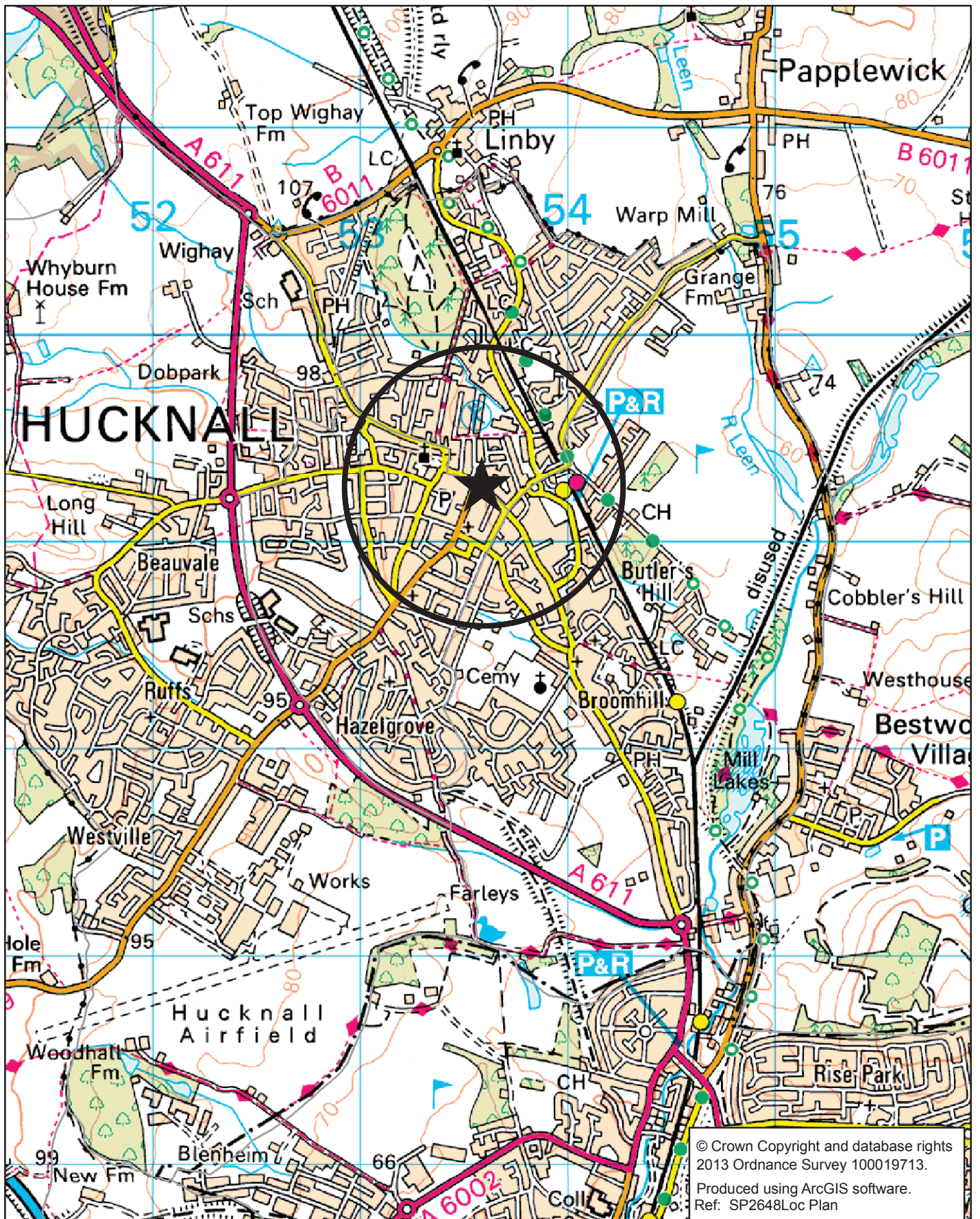
14. Ward(s): Hucknall

Member(s): Councillor John Wilmott, Councillor John Wilkinson, Councillor Alice Grice









16 June 2014

Agenda Item: 5(c)

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

### **HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS) PROPERTY ACQUISITION – 42 HIGH STREET, HUCKNALL**

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

1. To seek approval to the acquisition of number 42 High Street Hucknall for the HTCIS on terms set out in the exempt appendix.

#### **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. Transport & Highways Committee at its meeting on 18<sup>th</sup> October 2012 confirmed its intention to continue to develop the HTCIS project including the acquisition of land by negotiation.
4. The subject property (a two storey retail premises) lies on the line of the proposed Bus Lane linking the Inner Relief Road to the High Street, and terms have been agreed for its acquisition as detailed in the exempt appendix attached to the report.
5. This is the final building required in connection with the HTCIS and consists of a two storey high street betting shop.

#### **Other Options Considered**

6. To leave remaining acquisitions until a Compulsory Purchase Order is announced. This would be a more costly and time consuming route.

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

7. To secure the land necessary for the route of the proposed inner relief road connected with the HTCIS.

#### **Statutory and Policy Implications**

8. 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 is given to the acquisition of number 42 High Street Hucknall for the HTCIS on the terms as set out in the exempt appendix.

**Jas Hundal**

**Service Director, Transport, Property and Environment**

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

## **Constitutional Comments (SSR 3.6.2014)**

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

## **Financial Comments (TR 20.5.2014)**

10. The financial implications are set out in the exempt appendix to the report.

## **Background Papers and Published Documents**

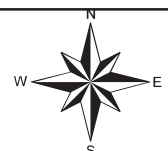
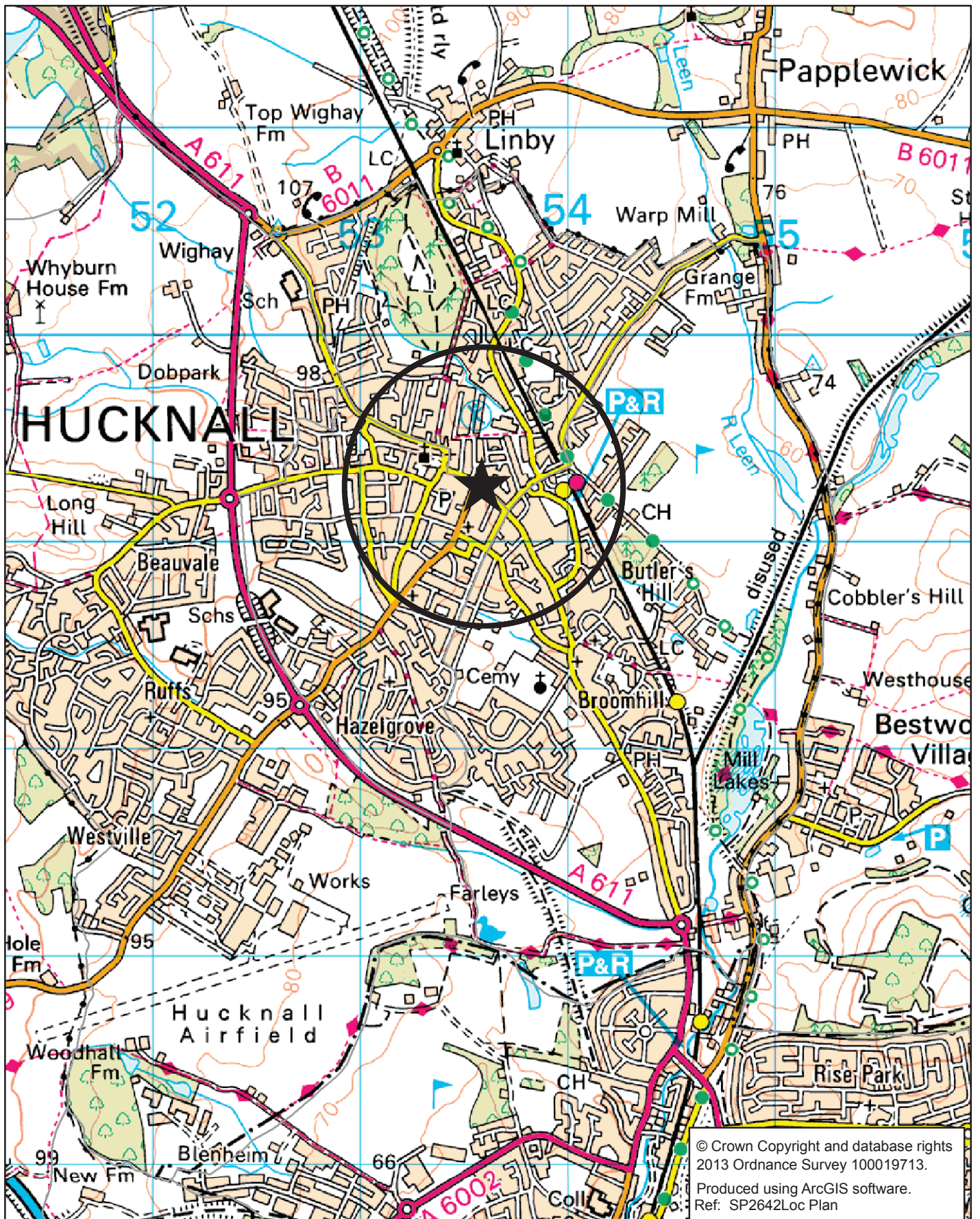
11. Transport & Highways Committee meeting report on 18 October 2012.

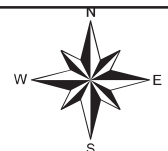
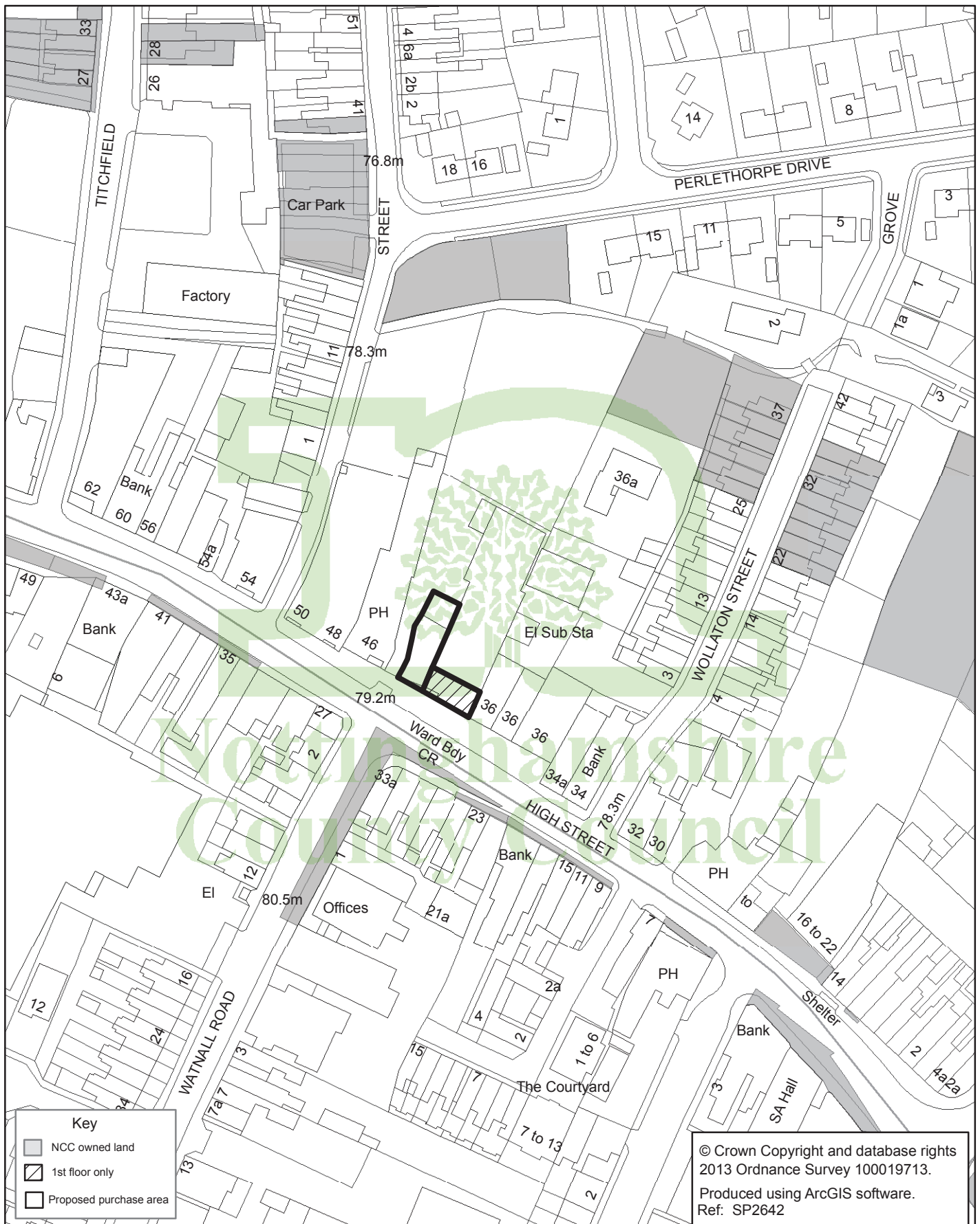
Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

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

12. Ward(s): Hucknall  
Member(s): Councillor John Wilmott, Councillor John Wilkinson, Councillor Alice Grice









16 June 2014

Agenda Item: 5(d)

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

### **LAND BETWEEN WEST CARR ROAD & ORDSALL ROAD, RETFORD**

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

To seek approval of the Finance & Property Committee to: -

1. The progression of the sale of land between West Carr Road and Ordsall Road, Retford, DN22 7EA, subject to contract and planning, as set out in the exempt appendix.
2. That negotiations commence for the provision of additional parking within the Post 16 Centre and Leisure Centre PFI Red Line boundary and for funding contribution from Public Sector Partner.
3. That a further paper is submitted to Committee outlining the results of the negotiations prior to entering in to any agreement for the provision of the proposed car park as above.

#### **Information and Advice**

4. 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.
5. The land between West Carr Road and Ordsall Road, Retford comprises approximately 5.21 hectares (12.87 acres), shown as hatched black on the attached plan.
6. The report to Finance & Property Committee of the 24 March 2014 whilst recommending sale of the land also provided that the approval be subject to a two month delay during which concerns expressed in relation to parking availability for the adjoining Retford Leisure Centre and Post 16 Centre site could be explored.
7. Part of the residential development site (located to the north of the access road as shown cross hatched black on attached plan and identified by the text box and arrow) comprises the former car park area that used to serve the now demolished old Ordsall Hall Comprehensive School and Leisure Centre.

8. Concerns were expressed by local residents citing difficulties for visitors and staff in parking at the adjoining Retford Leisure Centre and Post 16 Centre and who sometimes used part of the County Councils adjoining residential development site as an unauthorised overspill parking area.
9. In the Report of 24 March 2014 the Committee were advised that the removal from the residential development site of all, or part, of the land referred to in item 5 above would impact substantially on the capital receipt that the County Council would derive from the sale of the land for development. Since the last report to Committee officers have explored options for providing additional car parking that would limit the impact on the development site.
10. The preferred bidder has considered three alternative options for the removal of land from the residential development site to provide additional parking for the Retford Leisure Centre and Post 16 Centre (subject to planning and terms being agreed with the PFI Provider for their inclusion within the PFI Red Line Boundary) layouts were provided ranging from 16 to 50 spaces.
11. At the same time as the above a study was initiated to consider the parking provisions under the original planning permission approved in January 2005 and the parking provision that would apply under current planning rules if the development was being constructed today. It also considered the potential within the Post 16 Centre and Leisure Centre PFI Red Line boundary to create additional parking, subject to planning.
12. The study identified two principal areas as offering the potential for provision of a significant number of additional car parking spaces. The first area (Area 1) is to the north of the site above the access road but whilst this would offer the greatest potential for additional spaces the area overall has extensive tree coverage and any work here would impact on tree rooting zones with potential loss of trees. As such this area was considered unsatisfactory and similarly, for the same reason, so was the adjoining area within the residential development site that abuts the Post 16 Centre and Leisure Centre site and was also considered as referred to in item 8 above.
13. The second area (Area 2) is in the south-west corner of the site comprising a triangular shaped area of open grass. This area was considered as being the best option for the provision of a significant additional parking area subject to a re-alignment of the boundary to facilitate a widening of the access point from the existing 4 metre deep gap between the building and the boundary to some 7 metres. This would allow for two way car passage but require the boundary to be set back some 3 to 4 metres in to the residential development site (the preferred bidder has indicated it can adapt its scheme to cope with a 3 metre 'intrusion' at this point).
14. The study concluded that if being constructed today additional parking of some 67 spaces would likely to be provided and that, subject to planning permission, additional parking provision could be provided within the PFI site and that the best option for this would be Area 2 in the south-west corner of the site that whilst this location might have the site area to suggest a capacity for some 67 spaces the exact number of spaces would be subject to design confirmation and would be likely

to be less than this. It should be noted that there is no need to provide these spaces as the regulations are not retrospective. It is not at the Council's discretion how many spaces are appropriate based on need. This is merely a guide.

15. As advised in the previous report the Committee should note that both the Retford Leisure Centre and the Post 16 Centre are subject to a Private Finance Initiative (PFI). In relation to the Leisure Centre it is subject to a back-to-back agreement which means that costs associated with any additional parking provided will pass on to the County Council. Similarly the exact location of the extended car park area will be subject to the approval of the PFI Provider.
16. An initial cost assessment has been carried out, as referred to in the exempt section of this report, but ultimately any work of this nature will be tendered by the PFI Provider, subject to detailed survey and planning, and with PFI Provider on costs for management and maintenance through the PFI term. As the car park provision is not a mandatory requirement it is being considered to resolve a local car parking issue, negotiations will be taking place with partner bodies to establish whether a financial contribution will be made available for the construction and operation of the car park.

### **Other Options Considered**

17. Retention of the land for other purposes is not appropriate as the land is surplus to requirements.

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

18. To secure a capital receipt.

### **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 approval is given to the progression of the sale of land between West Carr Road and Ordsall Road, Retford, DN22 7EA, subject to contract and planning, as set out in the exempt appendix.
- 2) That negotiations commence for the provision of additional parking within the Post 16 Centre and Leisure Centre PFI Red Line boundary and for funding contribution from Public Sector Partner.
- 3) That a further paper is submitted to Committee outlining the results of the negotiations prior to entering in to any agreement for the provision of the proposed car park as above.

**Jas Hundal**  
**Service Director, Transport, Property and Environment**

**For any enquiries about this report please contact: Peter Grinnell 07753 625269**

### **Constitutional Comments (CEH 5.6.2014)**

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

### **Financial Comments (TR 4.6.2014)**

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

### **Background Papers**

22. Report to Finance and Property Committee of the 17 December 2012.  
Report to Finance and Property Committee of the 24 March 2014.

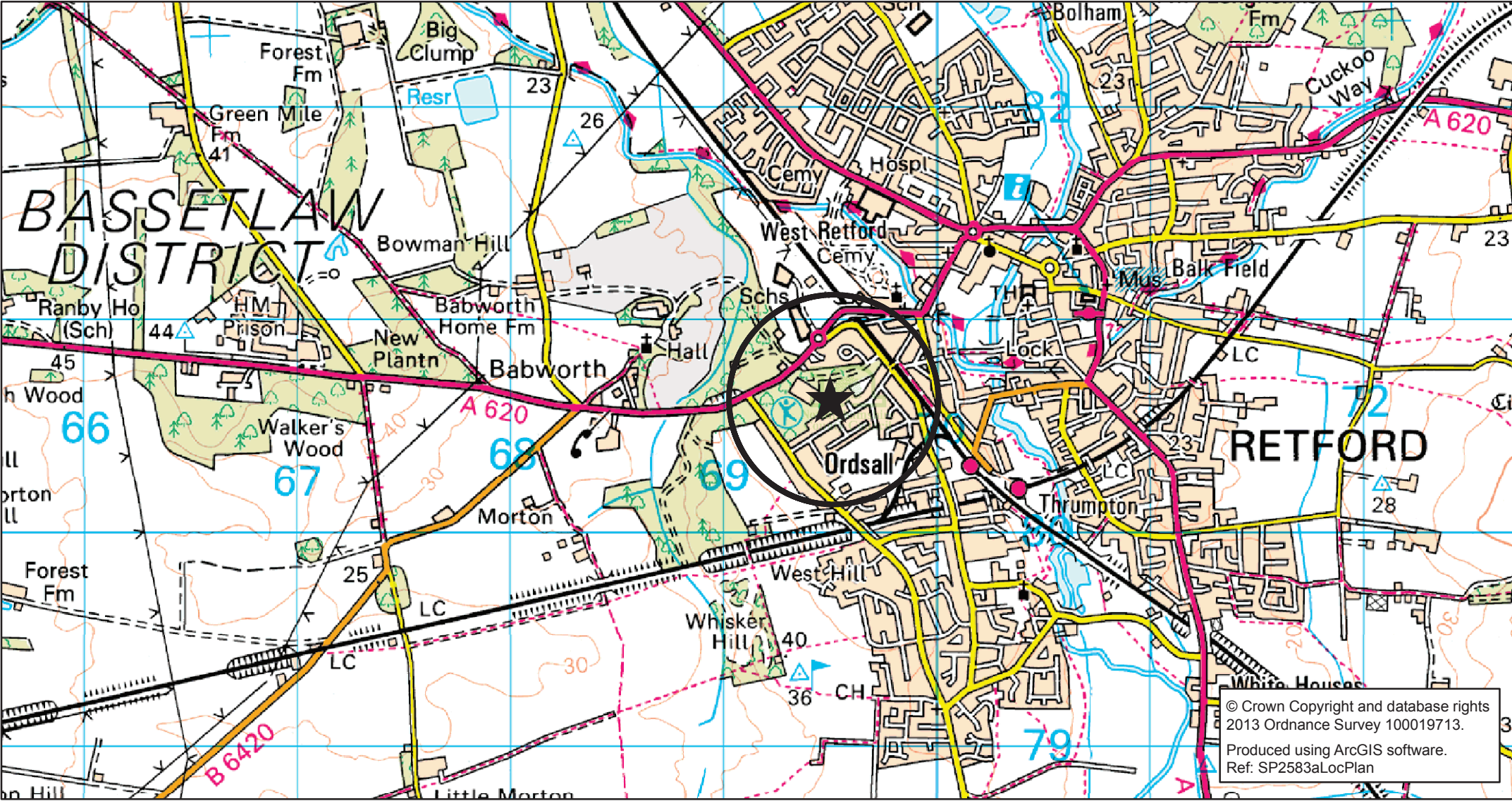
Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

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

23. Ward(s): Retford West  
Member(s): Councillor Ian Campbell







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 2013 Ordnance Survey 100019713.  
 Produced using ArcGIS software.  
 Ref: SP2583aLocPlan



**16 June 2014****Agenda Item: 5(e)****REPORT OF SERVICE DIRECTOR, TRANSPORT, PROPERTY &  
ENVIRONMENT****FORMER LIBRARY, SCOUT HUT AND 0.458 HECTARES (1.13 ACRES)  
OF LAND TO THE REAR, WHARF ROAD, MISTERTON DN10 4EE -  
DISPOSAL****Purpose of the Report**

1. To seek approval of the Finance and Property Committee to the disposal of the former Library and Scout Hut, together with 0.458 hectares (1.13 acres) of land to the rear, at Wharf Road, Misterton to Misterton Parish Council on terms as 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 Authority has no strategic requirement for the site and approval is therefore sought to dispose of it to produce a capital receipt as outlined in the attached 'Land and Property Sale Decision Pro-Forma'.
4. The land and buildings to be disposed of are shown edged black and hatched on the attached plan.
5. The former library, scout hut and land all fall within part of a County Council site formerly used for educational purposes. Also located on the site are a Young Peoples Centre / new library and a Sure Start Building. The former library and scout hut are Hutting Operation for the Raising of the School-leaving Age (HORSA) huts of concrete construction with asbestos roof and metal framed windows, built in 1948 as temporary school buildings following World War 2. The library occupied the hut at the front of the site until September 2011, whereupon it transferred into the unused portion of the former main school. The Scout Hut was used by local scout and guide groups until January 2013. Both buildings are now vacant and are subject to vandalism. The land to the rear has been vacant for a number of years.

6. On 14 December 2010, approval was obtained at Property Portfolio to dispose of the two HORSAs along with the former Headmasters house, which was sold at Auction in July 2013, with the sale completing the following month.
7. In June 2013 Savills were instructed to market the former library and scout hut along with the land to the rear by informal tender. Offers were sought, for which three were received, details of which are in the exempt appendix.
8. The offer from the Parish Council is deemed to be of benefit to the local community and is being funded by Parish Reserves. Their proposals include:-
  - a. To use the 0.458 hectares of land to the rear for community purposes. This would protect this green space and the Parish envisage that by using it for community use, it protects important youth services such as scouts and brownies, as they currently have very limited facilities within the village.
  - b. In the short term, the Parish Council intend to demolish the two HORSAs huts to create additional car parking facilities to help alleviate highway issues in the immediate area. This will be conditional that the Parish Council enters into a licence agreement with the County Council ensuring that these works are implemented within an agreed timescale, upon which the freehold will then be given to the Parish Council.
  - c. Following the demolition of the buildings and the creation of a car park, the Parish Council will seek relevant funding to build new Parish Council offices for both Council functions and public use. Part of the building is likely to be available for hire.
  - d. Accepting the Parish Council's offer will allow the Parish Council to offer a permanent and well maintained amenity for the local community for the foreseeable future.

### **Other Options Considered**

9. Retaining the buildings and land – This is not considered an option as the County Council would be left with the liability of maintaining these. The two HORSAs huts when built were considered to be temporary structures and have come to their natural end of life span.

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

10. The Authority has no strategic requirement for the properties.
11. A disposal of the land and buildings would generate a capital receipt and offload all associated liabilities, i.e. Business Rates, (approx. £1,100 pa) and utility standing charges. At present, there are no security charges against the buildings, but should there be continual break-ins, an alarm system may have to be fitted, the estimated weekly cost for this would be in the region of £125-£150.

### **Statutory and Policy Implications**

12. 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 is given to the disposal of the former Library, Scout Hut and 0.458 hectares (1.13 acres) land to the rear, Wharf Road, Misterton, Notts to Misterton Parish Council.

**Jas Hundal**

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

**For any enquiries about this report please contact: Steve Rippey, 0115 9772089**

## **Constitutional Comments (SSR 3.6.2014)**

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

## **Financial Comments (TR 20.5.2014)**

14. The financial implications are set out in the exempt appendix to the report.

## **Background Papers and Published Documents**

15. None.

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

16. Ward(s): Misterton  
Member(s): Councillor Liz Yates

File ref.: /SJR/SL/03003

SP:

Properties affected: 03003-Ex-Misterton Library (now Youth Centre), Wharf Road, Misterton, Notts  
03119-Misterton Youth Centre & Library, High Road, Misterton, Notts



NOTTINGHAMSHIRE COUNTY COUNCIL

LAND AND PROPERTY SALE DECISION PRO-FORMA

SITE – ...Former Misterton Library & Scout Hut

UPRN 03003

CRITERIA FOR DISPOSAL: A OR B NEEDS TO BE DEMONSTRATED WITH SUPPORTING EVIDENCE

(A) 1 – Is the asset surplus to the Service/s currently using it?

1. Makes no contribution to the delivery of the Service, and  
2. An alternative has been identified which would provide more cost effective service delivery.
- Page 3 of 6**  
The Library has been replaced on an adjacent site.

(A) 2 – Is the asset surplus to the authority's future needs? Yes

1. Has no potential for service delivery in the future,  
There is no requirement in the foreseeable future.

(B) – Is the asset under-used?

1. The asset is vacant and is unfit for service delivery.

Secondary check – retention considerations

Could the asset be employed for a community/shared use?

Yes it could be used for community purposes. However the condition of both buildings means that they are not economic to bring back into use.

---

### Constraints

1. Planning.

### Timing

1. Is there potential for the asset value to considerably increase in the future? **No. Planning restrictions on further house building. However property can be sold with clawback or covenants to reflect potential uplift in value.**
2. Are there any budgetary considerations which may impact on the timing of the proposed disposal? **A disposal as soon as possible will ensure that the costs of holding a surplus asset are minimised**

### Consultations/Approvals

Parties which need to be consulted for the proposed disposal:-

1. Internal stakeholders and when.....**Strategic liaison meetings have produced no known requirements.**
2. External stakeholders and when.....**The Parish Council has been notified as to the surplus asset as no known requirement has been identified.**

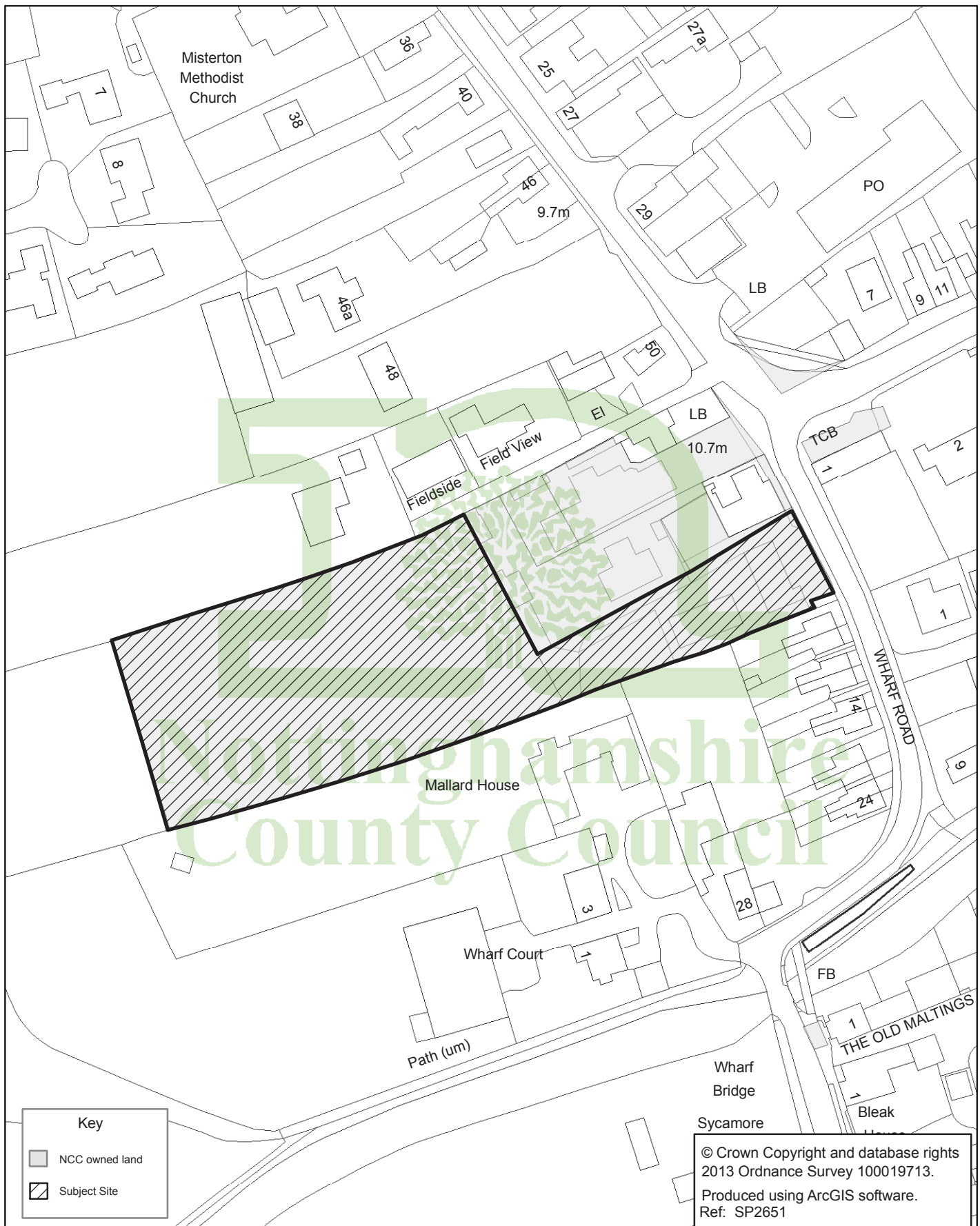
### Recommendation

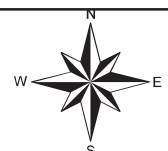
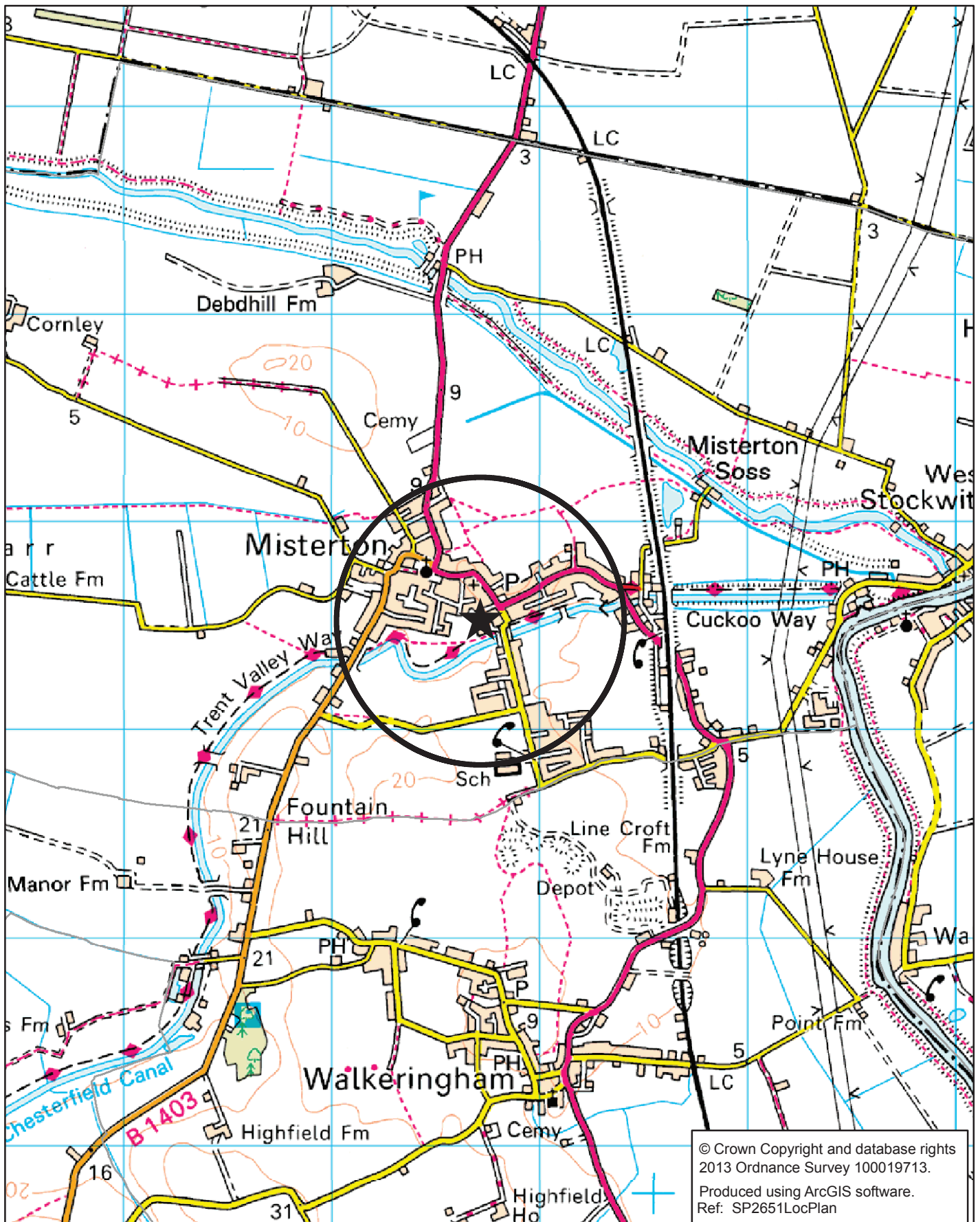
It is recommended that.....**The surplus property is disposed of as soon as possible**

Target date for approvals.....

Target date for completion of sale.....

Signed.....**Gemma McKee** Date.....**19/05/2014**





**16 June 2014****Agenda Item: 5(f)****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY AND  
ENVIRONMENT****TOP WIGHAY FARM URBAN EXPANSION AREA - PROGRESS UPDATE  
(FOR NOTING)****Purpose of the Report**

1. To update Members on progress regarding the various phases of the proposed urban expansion area at Top Wighay Farm, Annesley Road, Hucknall. (For noting)

**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 annex.
3. Background:
  - a. Top Wighay Farm is a Council owned site to the north of the built up area of Hucknall, situated to the east of the A611 Annesley Road and north of Wighay Road. The Council owned land totals some 63 Ha (156 acres) and is currently farmland. Various third party ownerships adjoin the Council's land ownership.
  - b. Top Wighay Farm has a planning designation for an urban expansion area and development is supported by the local planning authority, Gedling Borough Council.
4. Planning / Allocation:
  - a. Top Wighay Farm has an existing Local Plan allocation for over 500 houses, together with some 15 Ha (fronting Annesley Road) allocated for employment generating uses. The balance of the site is shown in the extant local plan as being reserved for potential further development.
  - b. As part of its Core Strategy Review Gedling are seeking to increase the housing allocation at Top Wighay Farm to 1000 homes, together with allocations for education and transportation uses as demand dictates.



- c. The Gedling Aligned Core Strategy is currently being reviewed by an independent Planning Inspector (on behalf of H M Government) and the Inspector's report is expected later this year. The report will crystallize Gedling's district wide development objectives for the life of the Core Strategy.
- 5. Allocated Employment Land: An update on progress in bringing forward the allocated Employment land is contained in the Exempt Appendix.
- 6. Residential Development Land: An update on progress in bringing forward the allocated Residential land is contained in the Exempt Appendix.
- 7. The land is subject to an existing Agricultural Tenancy. An updated commentary on that position is contained in the Exempt Appendix.

### **Other Options Considered**

- 8. As Top Wighay Farm has an existing planning designation for various forms of development, no other options for the site are being considered at the present time. Top Wighay Farm is identified in the Council's strategic land disposal programme with the opportunity for significant capital receipts over forthcoming years.

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

- 9. The Report is for noting, to update Members on progress.

### **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 the report is noted.

**Jas Hundal**

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

**For any enquiries about this report please contact: Ian Brearley 0115 977 4840**

### **Constitutional Comments (SSR 16.5.14)**

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



### **Financial Comments (TR 20.5.2014)**

12. The report is for noting.

### **Background Papers and Published Documents**

13. None.

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

14. Ward(s): Newstead  
Member(s): Councillor Chris Barnfather

File ref.: /IB/SB/  
SP: 2628  
Properties affected: 00077 - Top Wighay Farm





**16 June 2014**

**Agenda Item: 5(g)**

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

**ABBEY ROAD DEPOT, ABBEY ROAD, WEST BRIDGFORD:  
PROPOSED LEASE OF VEHICLE MAINTENANCE WORKSHOPS**

**Purpose of the Report**

1. To seek approval to a letting of the vehicle maintenance workshops situated within the Abbey Road Depot, which is owned by Rushcliffe Borough Council, on terms as detailed 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. In 2012, the County Council took a lease of part of the Rushcliffe Borough Council Civic Amenities to Depot at Abbey Road, West Bridgford. The lease enabled the relocation of Travel and Transport Services from the previous leasehold Depot at Riverside Way Nottingham, allowing the lease on that property to be terminated under a break option.
4. The Rushcliffe Borough Council depot at Abbey Road also has vehicle maintenance and repairing facilities which were, until very recently, being used by Rushcliffe Borough Council for the maintenance of their own vehicle fleets. However, Rushcliffe Borough Council has recently entered into a Service Level Agreement with Nottingham City Council which provides for the Rushcliffe vehicle fleet to be maintained at the City Council facility in Woodthorpe. This means that the Rushcliffe Borough Council facility at Abbey Road has become vacant, although the Borough Council will continue to use part of the Abbey Road Depot for other service provision; principally its refuse collection and recycling operations.
5. The County Council's Travel and Transport Service (TTS) has conducted a county-wide review of its Fleet Management Service, which carries out the maintenance of the County Council's fleet of operational vehicles. The recommendations of a report on this matter were approved by the Transport and Highways Committee at its meeting on 20 May 2014. That report recommended an expansion of the County Council

representation at the Abbey Road Depot to include the use of the vehicle maintenance workshops.

6. It is proposed to enter into an additional lease on part of the Abbey Road depot to incorporate the vehicle maintenance workshops within the area demised to the County Council. The proposed terms of the additional lease area are detailed in the exempt appendix.

### **Other Options Considered**

7. The alternative to the expansion of operations at Abbey Road to incorporate use of the vehicle maintenance workshops are considered by TTS to be inferior, more costly and/or impractical the reasons detailed in the report to Transport and Highways Committee, which are cited here as a background paper.

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

8. To enable the cost effective and efficient provision of Fleet Maintenance Services across the southern part of the County, consistent with the resolution of Transport and Highways Committee at its meeting on 20 May 2014.

### **Statutory and Policy Implications**

9. 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 is given to the terms of a letting of the vehicle maintenance workshops situated within the Abbey Road Depot, as detailed in the exempt appendix.

**Jas Hundal**

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

**For any enquiries about this report please contact: Ian Brearley 0115 977 4840**

### **Constitutional Comments (SSR 3.6.2014)**

10. This decision falls within the scope of decisions which may be approved by the Finance and Property Committee.

### **Financial Comments (TR 3/6/2014)**

11. The financial implications are set out in the exempt appendix to the report.

## Background Papers and Published Documents

12. 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.

- Transport and Highways Committee at its meeting on 20 May 2014

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

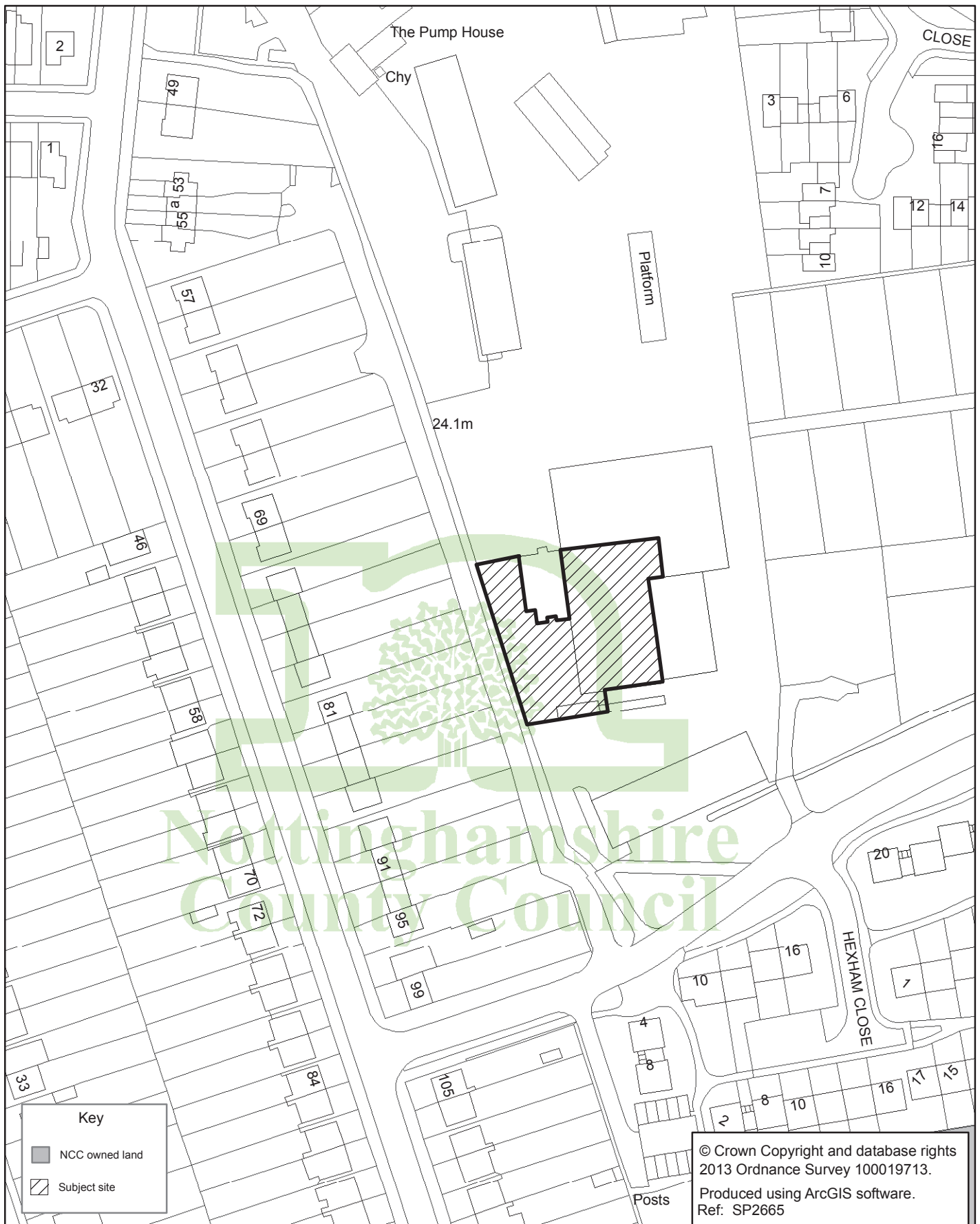
13. Ward(s): West Bridgford Central and South  
Member(s): Councillor Liz Plant, Councillor Steve Calvert

File ref.: /IB/SL/

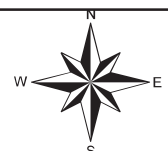
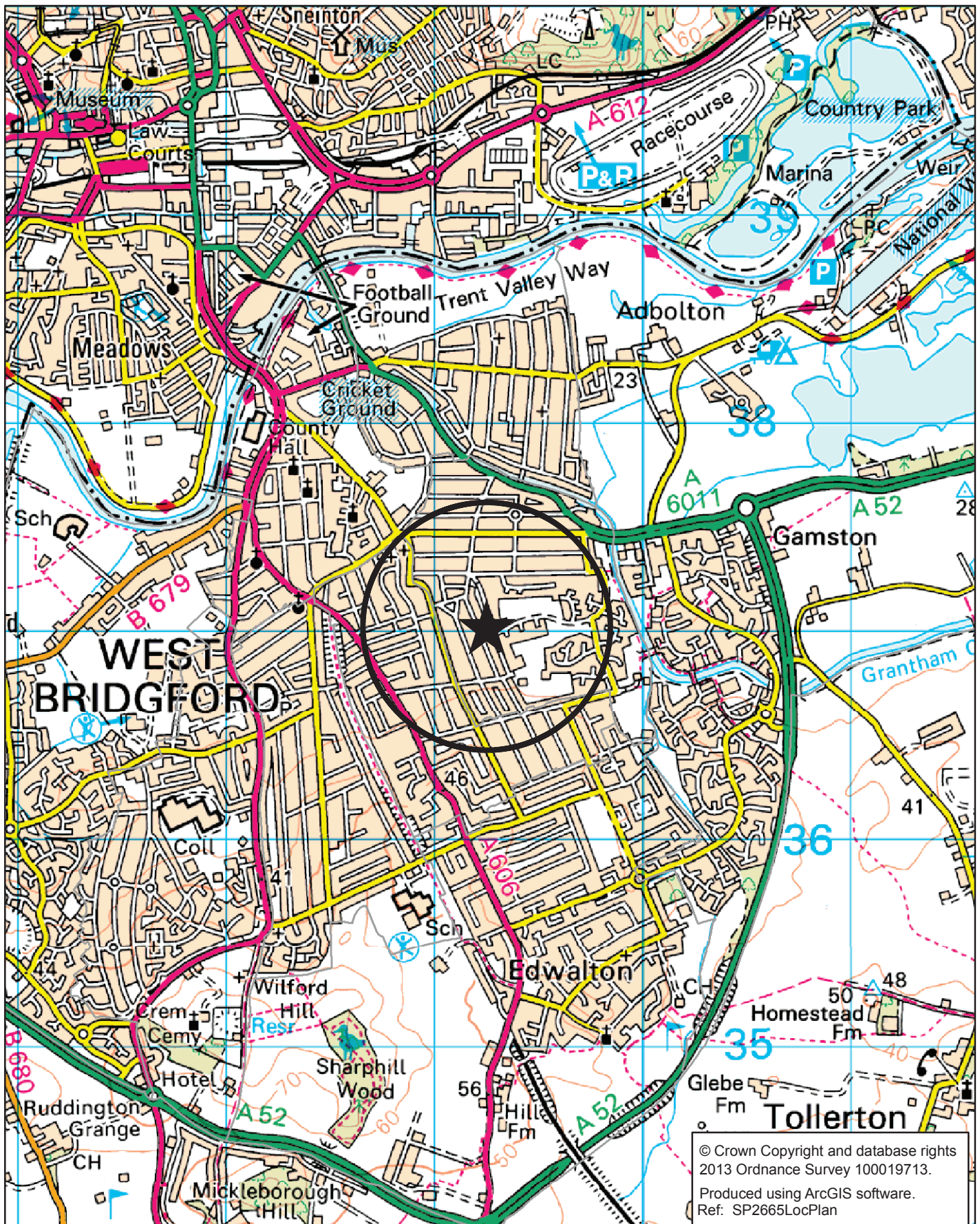
SP: 2665

Properties affected: 06438 - Abbey Road/Buckfast Way











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
<b>February</b>		
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.
<b>March</b>		
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
<b>April</b>		
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.
<b>May</b>		
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

File ref.: /SB/SB/09998

Ward(s):

Member(s):

SP: 2661

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

**16 June 2014****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 2014/15.

**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 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>16 June 2014</b>				
Monthly Budget & Capital Monitoring Report 2013/14	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore
Property Transactions	Various	Decision	Jas Hundal	Various
Operational Decisions	Quarterly report on operational property decisions			
<b>14 July 2014</b>				
Monthly Budget & Capital Monitoring Report 2013/14	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore
County Supplies Staffing	Changes to staffing at County Supplies	Decision	Paul Simpson	
Property Transactions	Various	Decision	Jas Hundal	Various
Debt Recovery	Presentation about debt recovery	Information	Paul Simpson	
<b>15 September 2014</b>				
Monthly Budget & Capital Monitoring Report 2013/14	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore
Property Transactions	Various	Decision	Jas Hundal	Various
ICT Programmes and Performance	Update on projects and performance for Q1		Ivor Nicholson	
Gamston Development Options	Quarterly report on Gamston Delopment Options – Rushcliffe Core Strategy	Information	Jas Hundal	Andrew Stevens
Councillors Division Fund	Quarterly report on Councillors Divisional Fund	Information	Jayne Francis-Ward	Paul Davies
<b>13 October 2014</b>				
Monthly Budget & Capital Monitoring Report 2013/14	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>
Property Transactions	Various	Decision	Jas Hundal	Various
Operational Decisions	Quarterly report on operational property decisions	Information	Jas Hundal	Andrew Stevens
<b>17 November 2014</b>				
Monthly Budget & Capital Monitoring Report 2013/14	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore
Property Transactions	Various	Decision	Jas Hundal	Various
ICT Programmes and Performance	Update on projects and performance for Q2		Ivor Nicholson	
<b>15 December 2014</b>				
Monthly Budget & Capital Monitoring Report 2013/14	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Paul Simpson	Pauline Moore
Property Transactions	Various	Decision	Jas Hundal	Various
Councillors Division Fund	Quarterly report on Councillors Divisional Fund	Information	Jayne Francis-Ward	Paul Davies