

Finance and Property Committee

Monday, 20 July 2015 at 11:00

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

AGENDA

- | | | |
|----|--|---------|
| 1 | Minutes of the last meeting held on 29 June 2015 | 5 - 8 |
| 2 | Apologies for Absence | |
| 3 | Declarations of Interests by Members and Officers:- (see note below)
(a) Disclosable Pecuniary Interests
(b) Private Interests (pecuniary and non-pecuniary) | |
| 4 | Financial Monitoring Report Period 2 2015-16 | 9 - 22 |
| 5 | Property Transactions | |
| 5a | Radcliffe on Trent Junior School - Grant of an Easement - 18 Cropwell Road | 23 - 28 |
| 5b | Radcliffe on Trent Junior School - Grant of an Easement - 20 Cropwell Road | 29 - 34 |
| 5c | Oakdale Learning Centre, Westfield Lane, Mansfield | 35 - 42 |
| 5d | Disposal of Land at Sandy Lane, Mansfield | 43 - 50 |
| 5e | Proposed Urban Extension - Gamston, Tollerton - Update | 51 - 58 |
| 5f | Operational Decisions Taken Outside F & P April – June 2015 | 59 - 64 |

7 EXCLUSION OF THE PUBLIC

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.

8 EXEMPT INFORMATION ITEMS

8a Radcliffe on Trent Junior School - Grant of an Easement - 18 Cropwell Road EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

8b Radcliffe on Trent Junior School - Grant of an Easement - 20 Cropwell Road EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

8c Oakdale Learning Centre, Westfield, Mansfield EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

8d Disposal of Land at Sandy Lane, Mansfield EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

8e Proposed Urban Extension - Gamston, Tollerton - Update EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

8f Operational Decisions Taken Outside F & P April - June 2015
EXEMPT

- Information relating to the financial or business affairs of any particular person (including the authority holding that information);

Notes

- (1) Councillors are advised to contact their Research Officer for details of any Group Meetings which are planned for this meeting.
- (2) Members of the public wishing to inspect "Background Papers" referred to in the reports on the agenda or Schedule 12A of the Local Government Act should contact:-

Customer Services Centre 0300 500 80 80

- (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 29 June 2015 (commencing at 2pm)

Membership

Persons absent are marked with an 'A'

COUNCILLORS

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

Reg Adair	Liz Plant
Richard Butler	Darrell Pulk
Stephen Garner	Mike Pringle
Diana Meale	Ken Rigby
	Liz Yates

A Ex-Officio: Alan Rhodes

OFFICERS IN ATTENDANCE

Pete Barker, Democratic Services
Jas Hundal, Service Director, Environment & Resources
Andrew Stevens, Group Manager, Property
Nigel Stevenson, Service Director, Finance and Procurement

MINUTES OF THE LAST MEETING

The minutes of the last meeting held on 1 June 2015, having been circulated to all Members, were taken as read and were confirmed and were signed by the Chair.

APOLOGIES FOR ABSENCE

Councillor Yates replaced Councillor Cutts for this meeting only.

DECLARATIONS OF INTEREST

None.

FINANCIAL MONITORING REPORT: PERIOD 1 2015 -16

RESOLVED: 2015/060

- 1) To note the individual Committee revenue budgets for 2015/16.
- 2) To approve the contingency requests received to date.
- 3) To note the Council's Balance Sheet transactions.
- 4) To note the performance of the Procurement Team.
- 5) To note the performance of the Accounts Payable and Accounts Receivable teams.

COUNCILLORS' DIVISIONAL FUND MONITORING REPORT

RESOLVED: 2015/061

That the monitoring report on the Councillors' Divisional Fund be noted, and the outcome of the audits be reported in the next quarterly report.

PROPERTY TRANSACTIONS

PROPOSED LEASE OF 71 HIGH STREET, COLLINGHAM

RESOLVED: 2015/062

That approval be given to the taking of a lease at 71 High Street, Collingham on the terms outlined in the report.

GEDLING ACCESS ROAD (GAR): PROPERTY ACQUISITION – GLEBE FARM, LAMBLEY LANE, GEDLING

RESOLVED: 2015/063

That approval be given to the acquisition of 2.47 Hectares including land and buildings known as Glebe Farm, Lambley Lane, Gedling for the GAR on the terms as set out in the exempt appendix.

HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS) LAND ACQ – 129 SQM TO REAR OF 50 HIGH ST, HUCKNALL

RESOLVED: 2015/064

That approval is given to the purchase of 129 square metres of land at the rear of the 50 High Street, Hucknall for the HTCIS on terms set out in the exempt appendix.

HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS)
LAND ACQ – 170 SQM TO REAR OF 44/46 HIGH ST, HUCKNALL

RESOLVED: 2015/065

That approval is given to the purchase of 170 square metres of land at the rear of the 44-46 High Street, Hucknall for the HTCIS on terms set out in the exempt appendix.

DEMOLITION OF THE CLASP BLOCK, COUNTY HALL

RESOLVED: 2015/066

- 1) That approval be given to the demolition of the CLASP building at the earliest opportunity.
- 2) That the preparation of an option appraisal and detailed feasibility study which seeks to identify and review options available for the future use of the site be approved.
- 3) That approval be given for the site of the building to be used as additional car parking for the County Hall campus until further options have been considered.

OAKDALE LEARNING CENTRE, WESTFIELD LANE, MANSFIELD

The Chairman informed Committee that this item had been deferred to the July meeting.

WORK PROGRAMME

The report on the Oakdale Learning Centre would go to the meeting of the Committee on 20 July 2015.

RESOLVED: 2015/067

That the Committee's work programme be noted.

EXCLUSION OF THE PUBLIC

RESOLVED: 2015/068

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

GEDLING ACCESS ROAD (GAR): PROPERTY ACQUISITION – GLEBE FARM, LAMBLEY LANE, GEDLING

RESOLVED: 2015/069

That the information set out in the exempt report be noted.

HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS) LAND ACQ – 129 SQM TO REAR OF 50 HIGH ST, HUCKNALL

RESOLVED: 2015/070

That the information set out in the exempt report be noted.

HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME (HTCIS) LAND ACQ – 170 SQM TO REAR OF 44/46 HIGH ST, HUCKNALL

RESOLVED: 2015/071

That the information set out in the exempt report be noted.

DEMOLITION OF THE CLASP BLOCK, COUNTY HALL

RESOLVED: 2015/72

That the information set out in the exempt report be noted.

The meeting closed at 2.23pm.

CHAIR

20 July 2015**Agenda Item: 4****REPORT OF THE SERVICE DIRECTOR – FINANCE AND PROCUREMENT****FINANCIAL MONITORING REPORT: PERIOD 2 2015/2016****Purpose of the Report**

1. To provide a summary of the revenue position of the County Council for the year to date with year-end forecasts.
2. To provide a summary of Capital Programme expenditure to date and year-end forecasts.
3. To inform Members of the Council's Balance Sheet transactions.

Information and Advice**Background**

4. The Council approved the 2015/16 budget at its meeting on 26 February 2015. As with previous financial years, progress updates will be closely monitored and reported to both management and Committee on a monthly basis.

Summary Revenue Position

5. Table 1 below summarises the revenue budgets and forecast outturn for each Committee. An overspend of £2.8m is currently predicted. In light of the Council's continuing financial challenges, the key message to effectively manage budgets and wherever possible deliver in-year savings is being reinforced.

Table 1 – Revenue Expenditure and Forecasts as at Period 2

Forecast Variance as at Period 1 £'000	Difference	Committee	Annual Budget £'000	Actual to Period 2 £'000	Year- End Forecast £'000	Latest Forecast Variance £'000
-	(3,984)	Children & Young People	138,929	16,267	142,913	3,984
-	(146)	Adult Social Care & Health	208,157	25,408	208,303	146
-	(270)	Transport & Highways	58,113	4,983	58,383	270
-	138	Environment & Sustainability	30,013	(1,101)	29,875	(138)
-	(291)	Community Safety	2,904	147	3,195	291
-	13	Culture	12,746	1,589	12,733	(13)
-	342	Policy	25,352	3,339	25,010	(342)
-	1,231	Finance & Property	32,615	4,624	31,384	(1,231)
-	56	Personnel	2,867	(1,305)	2,811	(56)
-	-	Economic Development	1,050	152	1,050	-
-	(799)	Public Health	5,165	411	5,964	799
-	(3,710)	Net Committee (under)/overspend	517,911	54,514	521,621	3,710
-	-	Central items	(5,799)	(6,592)	(5,799)	-
-	-	Contribution to Schools Expenditure	35	35	35	-
-	-	Contribution to/(from) Traders	(520)	489	(520)	-
-	(3,710)	Forecast prior to use of reserves	511,627	48,446	515,337	3,710
-	-	Transfer to / (from) Corporate Reserves	(10,303)	-	(10,303)	-
-	894	Transfer to / (from) Departmental Reserves	(8,060)	-	(8,954)	(894)
-	-	Transfer to / (from) General Fund	(6,038)	-	(6,038)	-
-	(2,816)	Net County Council Budget Requirement	487,226	48,446	490,042	2,816

Committee and Central Items

6. The main variations that have been identified are explained in the following sections.

Children and Young People (forecast £4.0m overspend)

7. The main variances are explained below including reference to one change request totalling £0.8m for the Children's Disability Service for unachievable savings in the current year. This change request is to be submitted to the Corporate Leadership Team (CLT) for consideration.
8. Taking into account the change request, the underlying overspend within the Department is £2.8m (after the planned use of grant reserves). This is the first forecast for the financial year and historically this has tended to be overly cautious because of the assumptions which have to be made on demand led budgets e.g. agency staff and residential placements. As a result of this it is expected that the overspend will reduce over the coming months but, to ensure that the budget balances by the end of the financial year, a range of mitigating actions are to be developed and pursued. There is already a base budget review in process for high spending services within the department and meetings in place to identify other options, for example, budget control measures.

9. The Children's Social Care Division is reporting a forecast net overspend of £3.4m (£3.1m after the planned use of grant reserves), the major contributing variances being:

- £1.2m overspend on staffing due to the continued use of agency staff to cover vacancies in social work and safeguarding teams;
- £0.4m overspend on Provider Services (Looked after Children placements) due to the difficulty in moving children to lower cost in-house placements. There is also a continuing overspend in the Fostering Service due to the growth of Fostering Futures carers;
- £0.1m overspend on transport, as demand continues to exceed the budget;
- £0.6m overspend on the Children's Disability Service (CDS) Residential Homes due to a £0.8m unachievable saving target, offset by a temporary underspend of £0.2m due to vacancies. A change request for the unachievable saving is to be submitted to CLT for consideration;
- £0.3m overspend on the rest of CDS mainly due to the cost of flexible & targeted short breaks and associated childcare;
- £0.4m overspend on the social work practice pilot which includes a forecast extension to the original timescale of 6 months to 31 March 2016;
- £0.3m overspend on Child Arrangement and Special Guardianship Orders due to the continuing growth and the longevity of this financial commitment;
- £0.1m net underspend on all other budgets which includes a forecast £0.2m overspend for the historic abuse team.

10. The Education Standards and Inclusion Division is reporting a forecast overspend of £0.5m, consisting of:

- £0.1m overspend in the Business Development & Support division due to an overspend on the Trade Union budget for the continued funding of an additional representative;
- £0.1m underspend on the Support to Schools Service, largely due to vacancies in the Schools Place Planning Team of £0.1m and a £0.1m underspend on mainstream Home to School Transport, partially offset by an overspend on the school pensions budget of £0.1m;
- £0.5m overspend on Special Educational Needs and Disability Policy and Provision.

11. The Youth, Families and Culture Division is forecasting an underspend of £0.1m (or £0.2m underspend after planned use of grant reserves). The main variances are:

- £0.5m underspend on Early Years & Early Intervention relating to contract savings, pensions refunds;
- £0.1m overspend in Quality & Improvement arising from OBC budget reductions for CFCS Management Structure Review;
- £0.1m overspend on school swimming mostly due to withdrawal of Short Breaks funding. Transport costs are currently being retendered;
- £0.1m overspend on the upgrade and development of the department's case recording system (Mosaic). This should be funded from remaining Contact Point reserves.

12. The Capital and Central Charges area is forecasting a £0.2m overspend due to Insurance charges in excess of the budget allocated for this purpose which is the additional cost of premiums for historic abuse cases.

Finance & Property (forecast £1.2m underspend)

13. This forecast underspend is due to:

- £0.3m underspend within Finance and Procurement relating to staff vacancies in advance of saving requirements in 2016/17;
- £0.6m underspend in Property due to a staffing rationalisation and savings on county office building maintenance in advance of saving requirements in 2016/17, together with additional Estates income;
- £0.3m underspend on county offices and facilities management due to reduced business rates payable on county offices.

Public Health (forecast £0.8m overspend)

14. This forecast overspend is due mainly to:

- £0.4m for the Family Nurse Partnership which is a new programme funded from October 2015 and which was not included in the original budget;
- £0.3m for the Smoking & Tobacco project for which the A Stop Smoking In Schools Trial (ASSIST) and Smoking in Pregnancy programmes have started earlier than expected; together with funding an additional police officer post for tobacco control
- £0.1m other minor variances.

15. The overall County Council forecast assumes that this net overspend will be funded from the Public Health reserve.

16. On 4 June 2015 the Chancellor of the Exchequer announced an in-year saving of £200m in “non-NHS” spending. This represents 7.4% of the £2.7bn annual budget devolved to local authorities from the Department of Health via Public Health England. A similar percentage cut for Nottinghamshire would amount to approximately £2m. A consultation is being held with local authorities to decide on how the savings will be made and further details are expected later in the Summer.

Central Items (nil variance)

17. Central Items primarily consists of interest on cash balances and borrowing, together with various grants, contingency and capital charges.

18. The Council's budget includes a contingency of £5.1m to cover redundancy costs, slippage of savings and unforeseen events. As part of the Period 1 Financial Monitoring Report, a number of requests were approved. No new requests have been submitted since. Table 1 assumes that the full contingency allocation will be used before year end as new requests are likely to emerge.

Transfer to / (from) reserves

19. Work is ongoing to identify surplus departmental reserves that may be released to support the budget.

Progress with savings (forecast shortfall £0.8m in 2015/16)

20. Given the continued financial challenge that the Council is facing, savings schemes were approved as part of the 2015/16 budget process.
21. As at period 2, current year unachievable savings of £0.8m have been identified with regard to the Children's Disability Service. Given the range of political challenges and parental resistance to previous attempts to change the residential sector for Disabled Children, it has been decided not to progress any of the residential options at this stage. The unachieved savings are predicted to be £0.8m in 2015/16, £1.2m in 2016/17 and £1.2m in 2017/18.
22. Issues with the achievement of savings relating to Provider Services (LAC Placements) and SEND Home to School Transport / Independent Travel Training are currently being reviewed.

Capital Programme

23. Table 2 summarises changes in the gross Capital Programme for 2015/16 since approval of the original programme in the Budget Report (Council 26/02/15):

Table 2 – Revised Capital Programme for 2015/16

	2015/16	
	£'000	£'000
Approved per Council (Budget Report 2015/16)		112,039
Variations funded from County Council Allocations : Net slippage from 2014/15 and financing adjustments	8,886	
		8,886
Variations funded from other sources : Net slippage from 2014/15 and financing adjustments	5,820	
		5,820
Revised Gross Capital Programme		126,745

24. Table 3 shows actual capital expenditure to date against the forecast outturn at Period 2.

Table 3 – Capital Expenditure and Forecasts as at Period 2

Committee	Revised Capital Programme £'000	Actual Expenditure to Period 2 £'000	Forecast Outturn £'000	Expected Variance £'000
Children & Young People	48,023	2,897	46,138	(1,885)
Adult Social Care & Health	7,212	(15)	7,209	(3)
Transport & Highways	39,506	1,404	40,118	612
Environment & Sustainability	2,371	89	2,371	-
Community Safety	-	-	-	-
Culture	1,344	417	1,388	44
Policy	2,930	161	2,919	(11)
Finance & Property	15,817	2,124	14,927	(890)
Personnel	188	10	188	-
Economic Development	7,554	(1,787)	7,554	-
Contingency	1,800	-	1,800	-
Total	126,745	5,300	124,612	(2,133)

25. In the Children and Young People's Committee, there is a total forecast underspend of £1.9m. Improved budget monitoring and more accurate school places programme management has resulted in the early identification of project slippage.

26. Also in the Children and Young People's Committee, a number of section 106 contributions have been received into the Council to part fund projects in the Basic Need programme as follows:-

Heatherley Primary	£0.899m
Robin Hood Primary	£0.227m
Manor Park Primary	£0.091m
Ernehale Junior	£0.088m

It is proposed that the Children and Young People's Committee Capital Programme is varied to reflect the identified external funding.

27. In the Transport and Highways Committee, a forecast overspend of £0.6m has been identified. This is as a result of over-programming against the Road Maintenance and Renewal programme. Work is on-going to drive this forecast overspend down and to manage within the approved budget.

28. Also in the Transport and Highways Committee, a review of the capital programme has been undertaken to ensure that available funding is aligned to forecast activity. As such, a variation to the capital programme is proposed as detailed in the table below. This variation has no impact on the overall capital programme.

Budget Line	Budget Adjustment (£000's)
Street Lighting	32
Road Maintenance and Renewals	775
Road Safety	72
Integrated Transport Measures	(879)
Total	0

It is proposed that the Transport and Highways capital programme is varied to reflect the re-alignment of budgets as detailed in the table above.

29. In the Finance and Property Committee, a forecast underspend of £0.9m has been identified. This is as a result of slippage against the Stapleford Boundary Wall project as measures are put in place to monitor the structure of the wall prior to any necessary remediation works.

30. In the Finance and Property Committee, it is proposed that the Building Works capital budget makes a £1.0m contribution to fund condition costs associated with the Schools Capital Refurbishment Programme.

It is proposed that the Finance and Property capital programme and Children and Young People's capital programme are varied to reflect the identified contribution.

31. Also in the Finance and Property Committee, it is proposed that the capital programme is varied by £0.230m to fund risk management capital projects required to help minimise insurance costs.

It is proposed that the Finance and Property capital programme is varied by £0.230m to include a risk management programme, funded from reserves.

32. In the Economic Development Committee, to ensure the delivery of fibre broadband coverage to 95% of county properties, the Authority has been successful in securing additional external funding of £0.6m from Broadband Delivery UK (BDUK) on the basis of equal local match funding.

It is proposed that the Economic Development capital programme is varied to reflect the additional £1.2m contribution to the Superfast Broadband programme, £0.6m funded from external funding and £0.6m funded from capital allocation.

33. In the Adult Social Care and Health Committee, it is proposed that two old tractors currently in use at Brooke Farm are replaced with a new tractor, costing £35k, capable of being used more widely across the county.

It is proposed that the Adult Social Care and Health capital programme is varied to include the tractor purchase as detailed above, funded from reserves.

34. Also in the Adult Social Care and Health Committee, the Authority has been successful in securing external capital grant with a value of £0.366m from Public Health England. The grant will be used to fund to provide a base in Mansfield from which recovery services to users with drug and alcohol problems will be provided.

It is proposed that the Adult Social Care and Health capital programme is varied to reflect the external funding detailed above.

35. In the Policy Committee, during 2014/15 the IT department incurred costs totalling £0.420m associated with the Ways of Working programme. It is proposed therefore to transfer £0.420m capital funding from the Ways of Working programme to the ICT Strategy programme reflect this activity. This variation has no impact on the overall capital programme.

It is proposed that the Policy capital programme and the Finance and Property capital programme are varied to reflect the transfer detailed above.

36. In the Personnel Committee, the buy-back levels of the county's landscape services continues to remain stable. A variation to the capital programme totalling £0.110m is proposed to enable the replacement of a number of essential pieces of equipment. This expenditure will be funded from within the traders reserve.

It is proposed that the Personnel capital programme is varied to reflect the purchase of essential landscape equipment as detailed above, funded from reserves.

Financing the Approved Capital Programme

37. Table 4 summarises the financing of the overall approved Capital Programme for 2015/16.

Table 4 – Financing of the Approved Capital Programme for 2015/16

Committee	Capital Allocations £'000	Grants & Contributions £'000	Revenue £'000	Reserves £'000	Gross Programme £'000
Children & Young People	16,724	25,181	717	5,401	48,023
Adult Social Care & Health	6,733	434	45	-	7,212
Transport & Highways	15,757	22,607	-	1,142	39,506
Environment & Sustainability	1,187	684	500	-	2,371
Community Safety	-	-	-	-	-
Culture	1,044	70	-	230	1,344
Policy	2,926	-	-	4	2,930
Finance & Property	14,058	50	-	1,709	15,817
Personnel	-	118	-	70	188
Economic Development	4,109	3,445	-	-	7,554
Contingency	1,800	-	-	-	1,800
Total	64,338	52,589	1,262	8,556	126,745

38. It is anticipated that borrowing in 2015/16 will increase by £6.8m from the forecast in the Budget Report 2015/16 (Council 26/02/2015). This increase is primarily a consequence of:

- £8.9m of net slippage from 2014/15 to 2015/16 and financing adjustments funded by capital allocations.
- Net slippage in 2015/16 of £2.1m of capital expenditure funded by capital allocation identified as part of the departmental capital monitoring exercise.

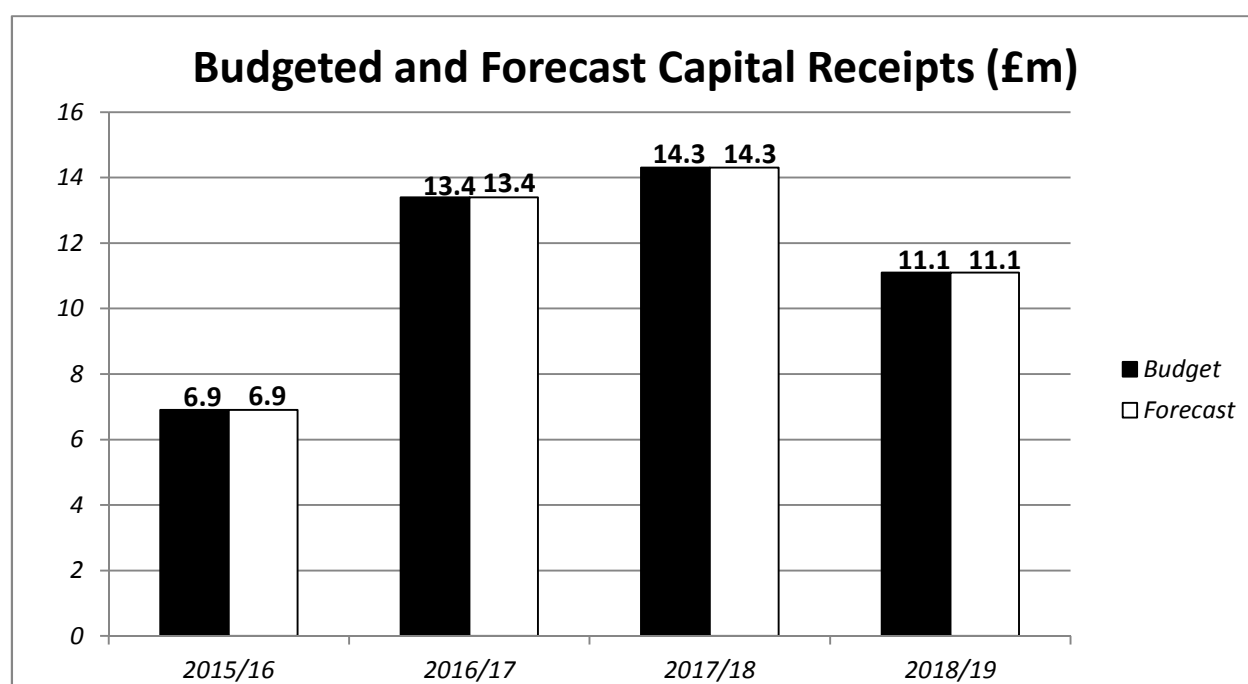
Prudential Indicator Monitoring

39. Performance against the Council's Prudential Indicators is regularly monitored to ensure that external debt remains within both the Operational Boundary and the Authorised Limit.

Capital Receipts Monitoring

40. Anticipated capital receipts are regularly reviewed. Forecasts are currently based on estimated sales values of identified properties and prudently assume a slippage factor based upon a review of risk associated with each property.

41. The chart below shows the budgeted and forecast capital receipts for the four years to 2018/19.



42. The dark bars in the chart show the budgeted capital receipts included in the Budget Report 2015/16 (Council 26/02/2015). These capital receipts budgets prudently incorporated slippage, giving a degree of "protection" from the risk of non-delivery.

43. The capital receipt forecast for 2015/16 is £6.9m. To date in 2015/16, capital receipts totalling £3.4m have been received.

44. The number and size of large anticipated receipts increase the risk that income from property sales will be below the revised forecasts over the next three years. Although the forecasts incorporate an element of slippage, a delay in receiving just two or three large receipts could result in sales being lower than the forecast.
45. Current Council policy (Budget Report 2015/16) is to set capital receipts against the principal of previous years' borrowing. This reduces the amount of Minimum Revenue Provision (MRP) to be set aside each year. It is important to regularly monitor capital receipt forecasts and their effect on the overall revenue impact of the Capital Programme.

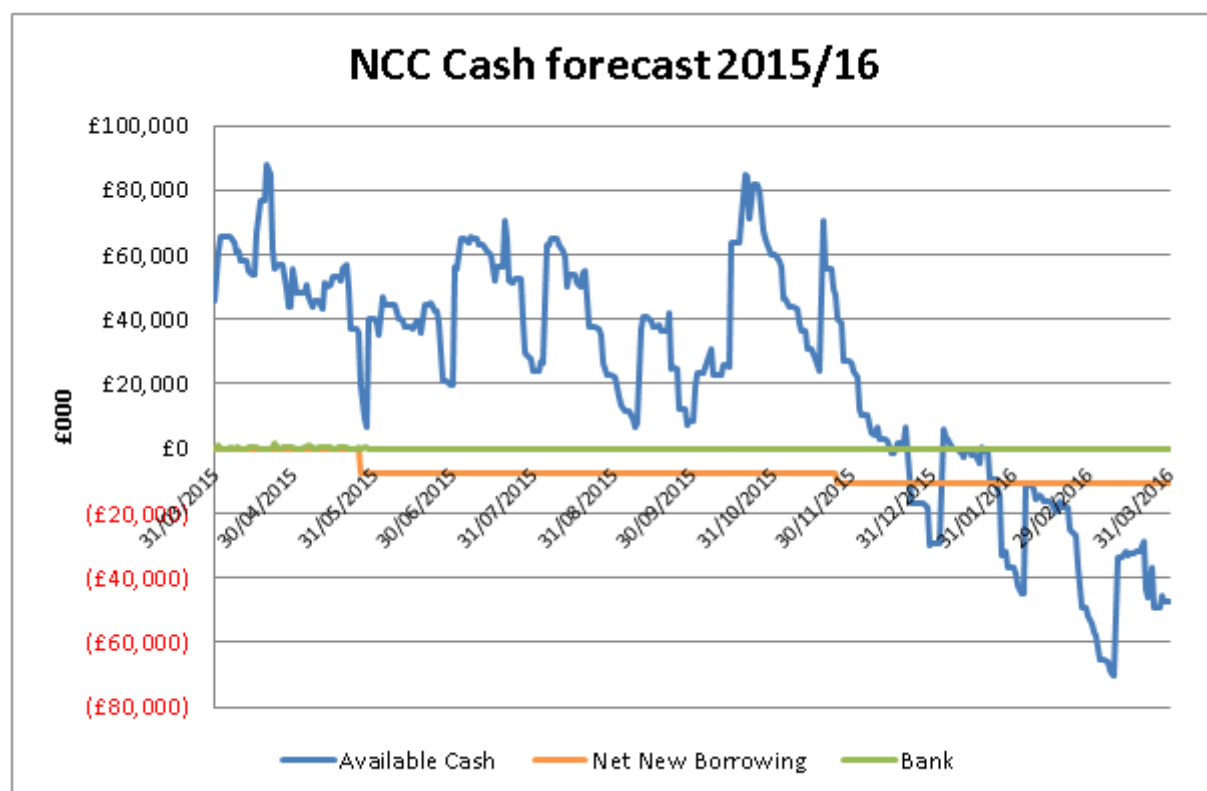
Balance Sheet

General Fund Balance

46. Members approved the 2014/15 closing General Fund Balance of £27.0m at Council on 9 July 2015. The 2015/16 budget approves utilisation of £6.0m of balances which will result in a closing balance of £21.0m at the end of the current financial year. This is 4.3% of the budget requirement. Should an underspend result at year end, the required use of reserves will reduce, which will ensure balances are available to fund future years expenditure.

Treasury Management

47. Cash flow is monitored by the Senior Accountant (Pensions & Treasury Management) with the overall position reviewed quarterly by the Treasury Management Group. The following chart shows the actual cash flow position to date and forecasts for the remainder of the year. Cash inflows are typically higher at the start of the year due to the front loading receipt of Central Government grants, and the payment profile of precepts. However, cash outflows, in particular capital expenditure, tend to increase later in the year.

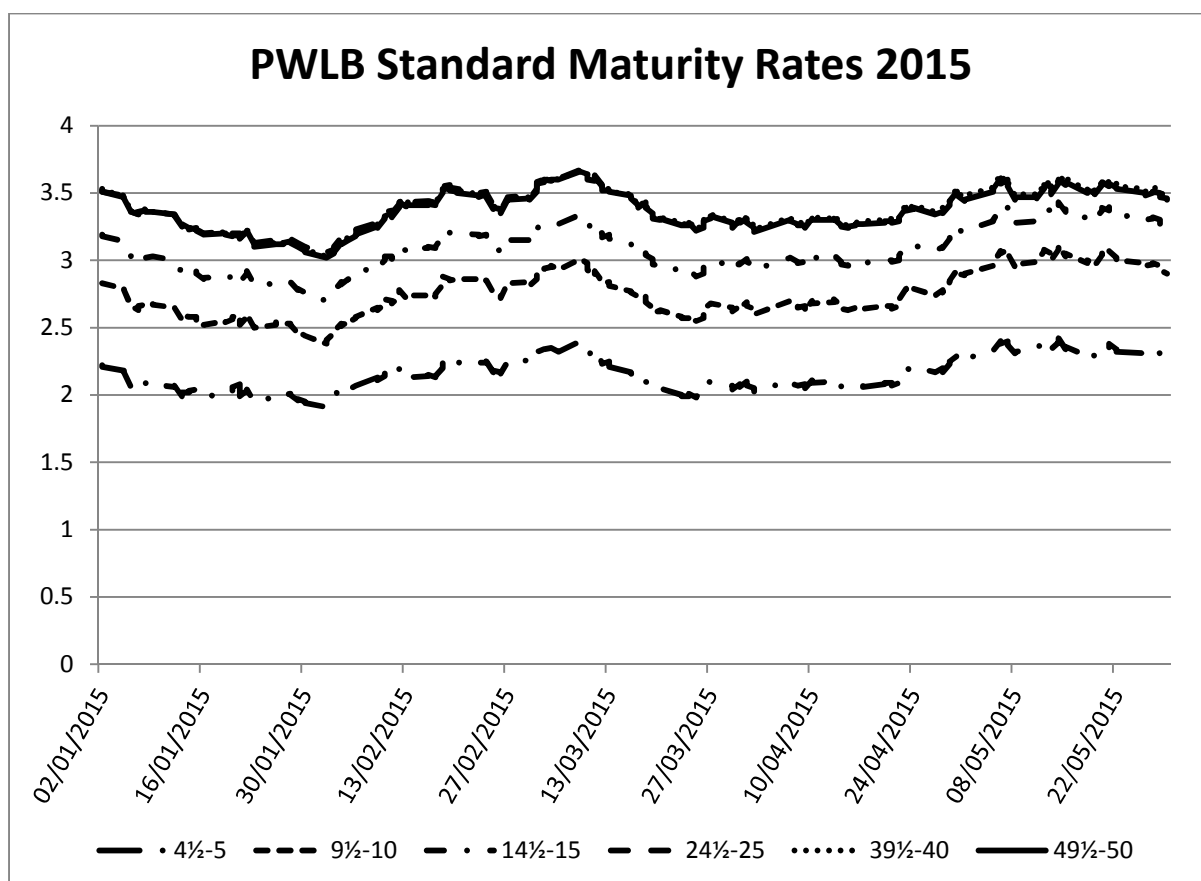


48. The chart above gives the following information:

Bank balance	Daily cleared balance across the pooled bank accounts.
Available cash	Surplus cash (invested in call accounts or money market funds) or a shortfall of cash indicating a need to borrow.
Net new borrowing	New loans taken during the year net of principal repayments on existing borrowing.

49. Daily cash management aims for a nil balance across the Council's pooled bank accounts with any surplus cash invested in accordance with the approved Treasury Management Policy. The net new borrowing will include new loans from Public Works Loan Board (PWLB), the market or other local authorities, but to date for 2015/16 there has been no new borrowing.

50. PWLB rates are monitored closely during the year and new borrowing is taken when rates are at a relatively low point. Longer term rates fell during Jan-Feb 2015, but are currently similar to where they were at the beginning of the calendar year. The chart below shows the movement in standard PWLB maturity rates during 2014/15 (the Council is able to take advantage of the PWLB "certainty rate" which is 0.2% below the standard rates).

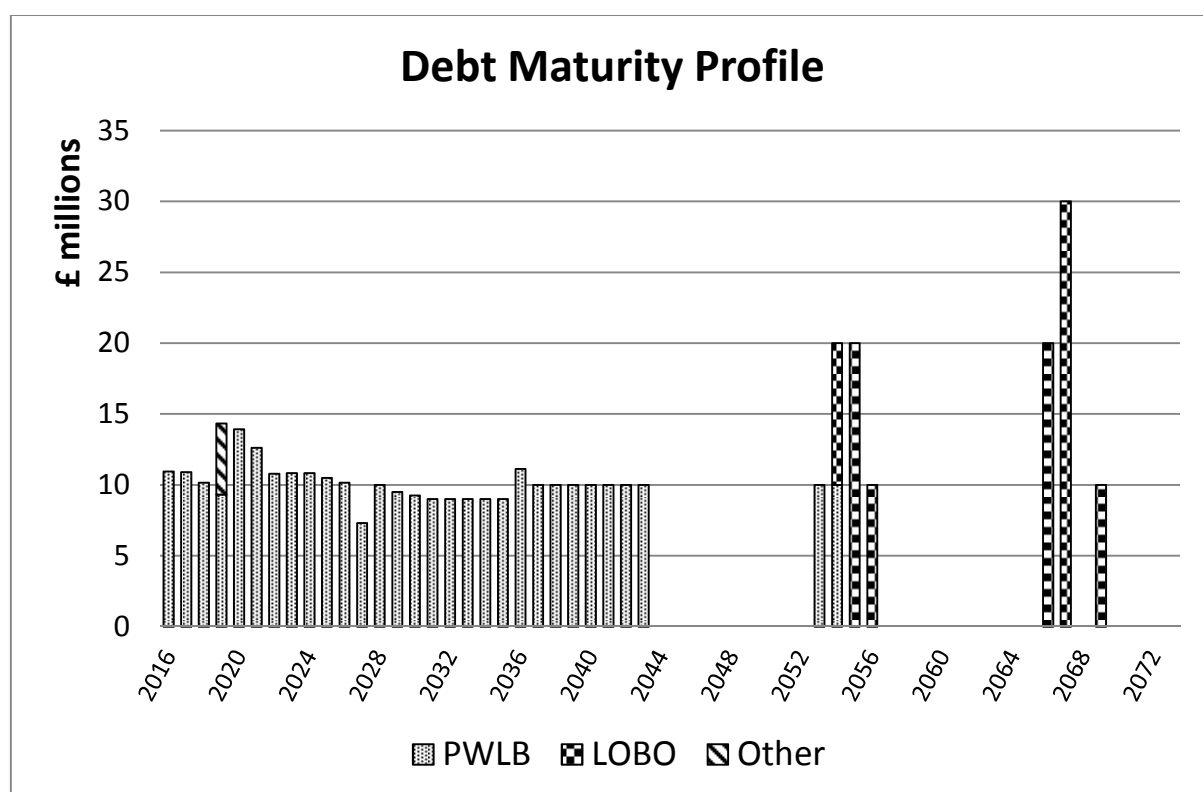


51. The Treasury Management Strategy for 2015/16 identified a need for additional borrowing of £78m to fund the capital programme, replenish internal balances and to replace maturing debt. This has since been adjusted to £58m in light of 2014/15 capital out-turn and revised forecast for capital expenditure during 2015/16.

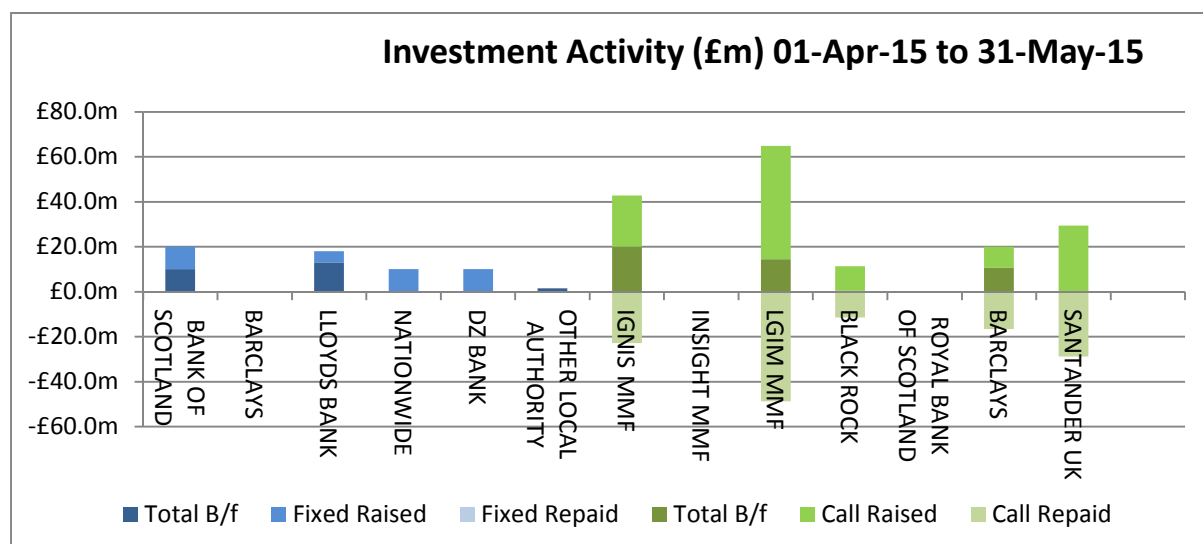
Borrowing decisions will take account of a number of factors including:

- expected movements in interest rates
- current maturity profile
- the impact on revenue budgets and the medium term financial strategy
- the treasury management prudential indicators

52. As the cashflow forecast above indicates, additional borrowing is likely to be undertaken later in the calendar year, once balances start to fall. The maturity profile of the Council's debt portfolio is shown in the chart below. The PWLB loans are reasonably well distributed and have a maximum duration of 38 years. Longer-term borrowing (maturities up to 55 years) was obtained from the market some years ago in the form of 'Lender's Options, Borrower's Options' loans (LOBOs). The 'other' loans denote more recent borrowing from the money markets where the main objective was to minimise interest costs. Refinancing of these loans has been factored into the Treasury Management Strategy.



53. The investment activity for 2015/16 to the end of May 2015 is summarised in the chart and table below. Outstanding investment balances totalled £23.0m at the start of the year and £99.7m at the end of the period. This increase is in line with the forecast cash flow profile for the year. As anticipated when the budget was approved, changes to bank credit ratings have been made to Fitch ratings and a revised Treasury Management Policy was approved by Council on 9 July 2015 to reflect this.



	Total B/F £ 000's	Total Raised £ 000's	Total Repaid £ 000's	Oustanding £ 000's
Bank of Scotland	10,000	10,000	-	20,000
Lloyds Bank	13,000	5,000	-	18,000
Nationwide	-	10,000	-	10,000
DZ Bank	-	10,000	-	10,000
Other Local Authority	1,500	-	-	1,500
IGNIS MMF	20,000	22,800	(22,800)	20,000
LGIM MMF	14,550	50,300	(48,700)	16,150
Black Rock	500	10,900	(11,400)	-
Barclays	10,650	9,350	(16,600)	3,400
Santander UK	-	29,500	(28,850)	650
Total	70,200	157,850	(128,350)	99,700

Procurement Performance

54. The Procurement Section continues to review the Council's performance on a regular basis. An update on Strategic Performance Information and ongoing developments will be provided for this report to Committee on a quarterly basis with the next update to be included in the Period 4 report.

Debt Recovery Performance and Accounts Payable (AP) Performance

55. The debt recovery and accounts payable performance information will continue to be reviewed at an operational level on a fortnightly basis. The strategic performance information will be compiled for this report to Committee on a quarterly basis with the next update to be included in the Period 4 report.

Statutory and Policy Implications

56. 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 revenue budget expenditure to date and year end forecasts
- 2) To note the Capital Programme expenditure to date and year end forecasts and approve variances to the Capital Programme
- 3) To note the Council's Balance Sheet transactions

Nigel Stevenson Service Director – Finance & Procurement

For any enquiries about this report please contact:

Glen Bicknell - Senior Finance Business Partner, Capital and External Funding
Simon Cunnington - Senior Accountant, Pensions and Treasury Management

Constitutional Comments (HD 10/07/15)

57. Committee has the authority to determine recommendations within the report.

Financial Comments (GB 06/07/2015)

58. 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'

20 July 2015**Agenda Item: 5a****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****RADCLIFFE ON TRENT JUNIOR SCHOOL ACCESS DRIVE – GRANT OF
AN EASEMENT - 18 CROPWELL ROAD****Purpose of the Report**

1. To seek approval of Members to granting an easement to facilitate the development of a single dwelling within the curtilage of 18 Cropwell Road, Radcliffe on Trent.

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 resident of No 18 Cropwell Road, Radcliffe on Trent, has obtained planning permission from Rushcliffe Borough Council for the development of a single dwelling, as shown on the attached plan. As a consequence, the County Council has been approached for consent to grant rights to allow both vehicular access and the installation of services along the school access drive to facilitate the development.
4. Negotiations have led to terms being provisionally agreed, these are set out in the exempt appendix:

Other Options Considered

5. The County Council is under no obligation to grant an easement (even though planning permission has been obtained by the resident) and therefore could refuse the request.

Reason/s for Recommendation/s

6. The granting of the easement will provide a capital receipt to the County Council.

Statutory and Policy Implications

7. 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 granting of an easement to facilitate the development of a single dwelling within the curtilage of 18 Cropwell Road, on the basis as outlined in this report and exempt appendix.

Jas Hundal

Service Director - Transport, Property & Environment

For any enquiries about this report please contact: Brian Hoyle 0115 9772479

Constitutional Comments (CEH 07.07.15)

8. The recommendation falls within the remit of the Finance and Property Committee by virtue of its terms of reference.

Financial Comments (TR 08.07.2015)

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

Background Papers

10. None.

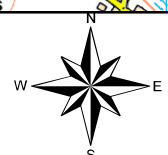
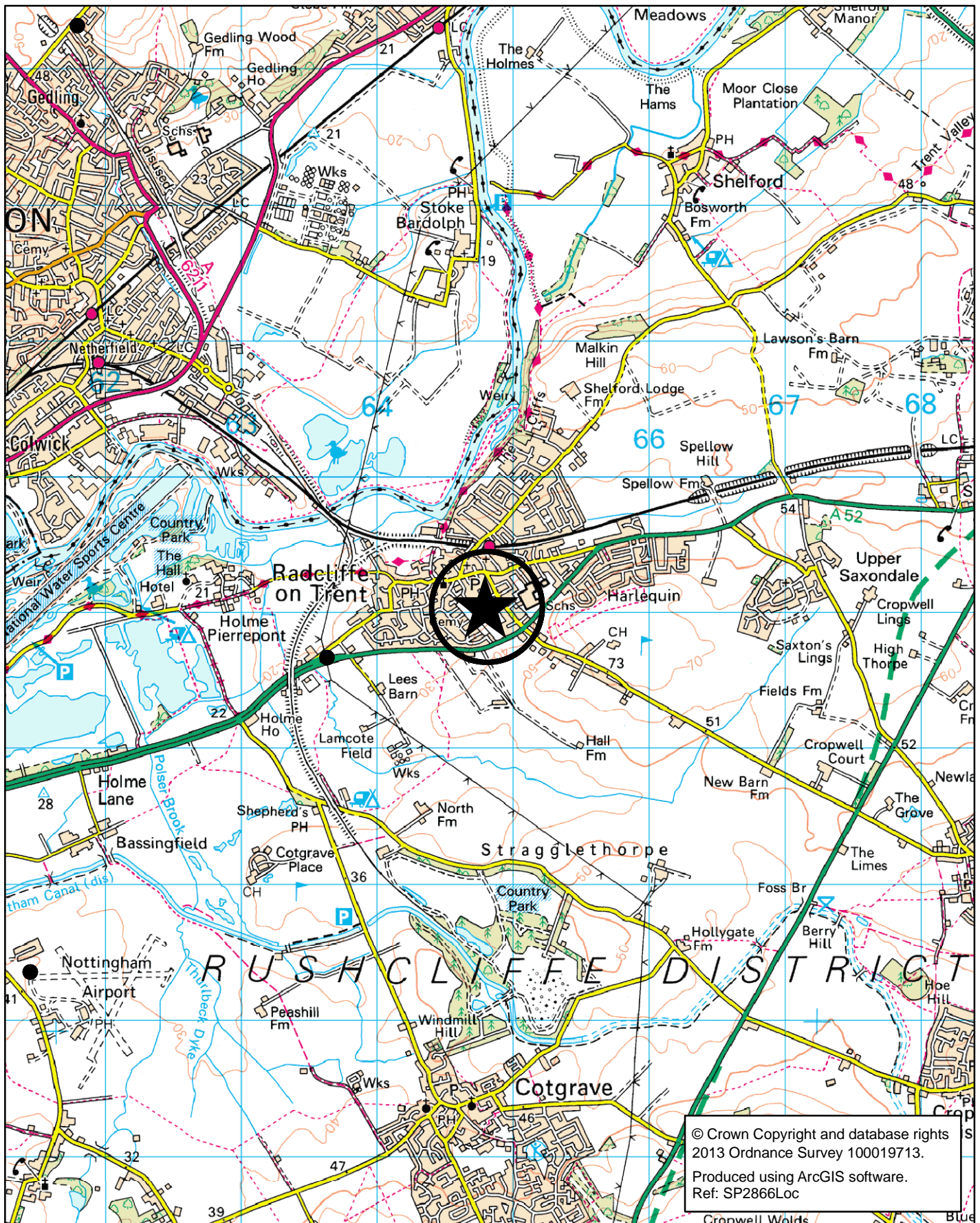
Electoral Division(s) and Member(s) Affected

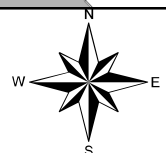
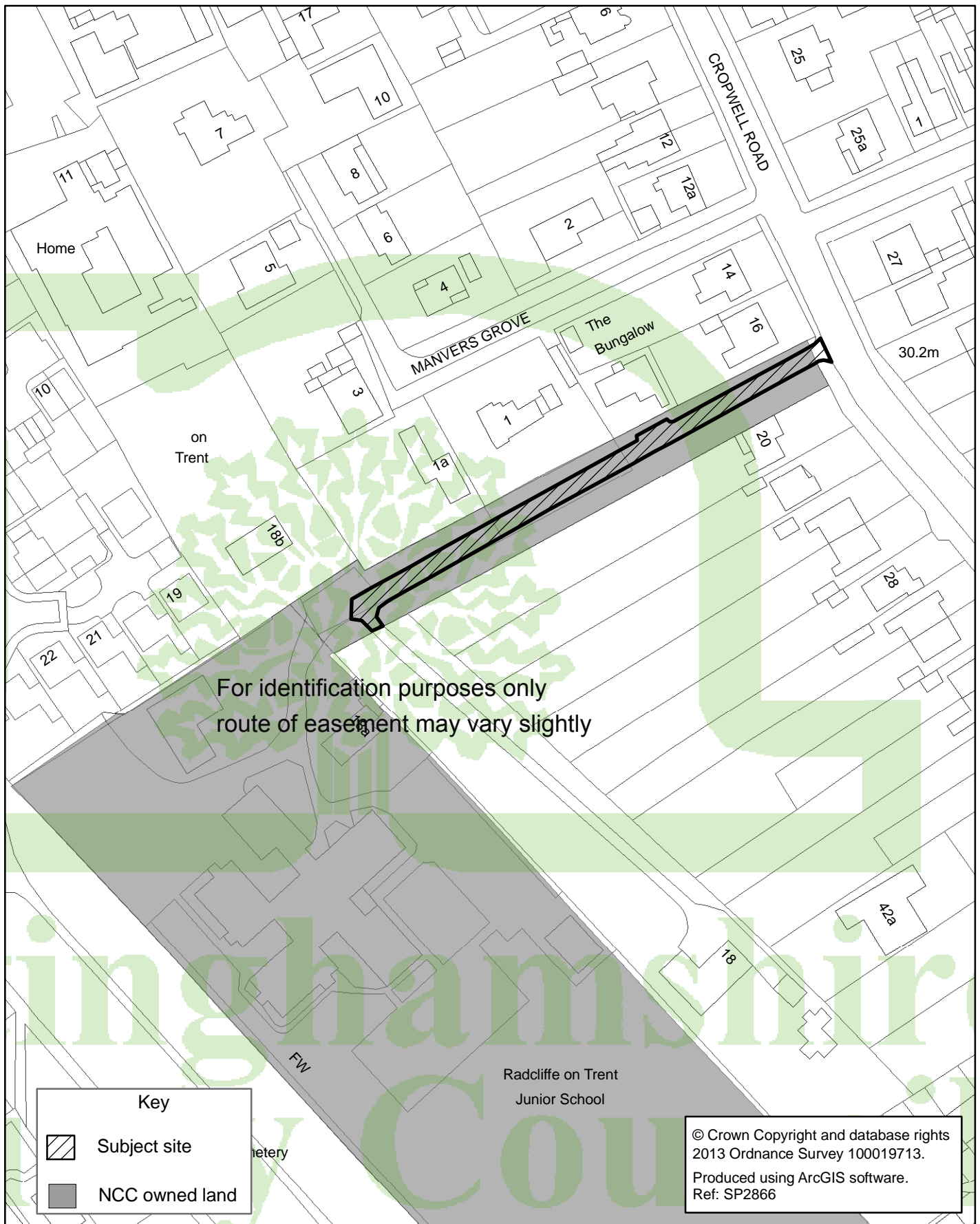
11. Ward(s): Radcliffe on Trent
Member(s): Councillor Mrs Kay Cutts

File ref.: /BH/SB/

SP: 2866

Properties affected: 01528 - Radcliffe-on-Trent Junior School





20 July 2015

Agenda Item: 5b

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT

RADCLIFFE ON TRENT JUNIOR SCHOOL ACCESS DRIVE – GRANTING OF EASEMENTS – 20 CROPWELL ROAD

Purpose of the Report

1. To seek approval of Members to granting easements to facilitate the development of two detached bungalows within the curtilage of 20 Cropwell Road, Radcliffe on Trent.

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 resident of No 20 Cropwell Road, Radcliffe on Trent, has obtained planning permission from Rushcliffe Borough Council for the development of two bungalows in their rear garden. As a consequence, the County Council has been approached for consent to grant rights to allow both vehicular access and the installation of services along the school access drive to facilitate the development.
4. Negotiations have led to terms being provisionally agreed, these are set out in the exempt appendix.

Other Options Considered

5. The County Council is under no obligation to grant an easement (even though planning permission has been obtained by the resident) and therefore could refuse the request.

Reason/s for Recommendation/s

6. The granting of the easement will provide a capital receipt to the County Council.

Statutory and Policy Implications

7. 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 granting of easements to the owner of No 20 Cropwell Road, Radcliffe on Trent, to facilitate the development of two bungalows within their rear garden, on the basis as outlined in this report and exempt appendix.

Jas Hundal

Service Director - Transport, Property & Environment

For any enquiries about this report please contact: Brian Hoyle 0115 9772479

Constitutional Comments (CEH 07.07.15)

8. The recommendation falls within the remit of the Finance and Property Committee by virtue of its terms of reference.

Financial Comments (TR 07.08.2015)

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

Background Papers

10. None.

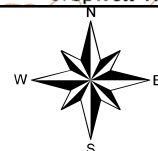
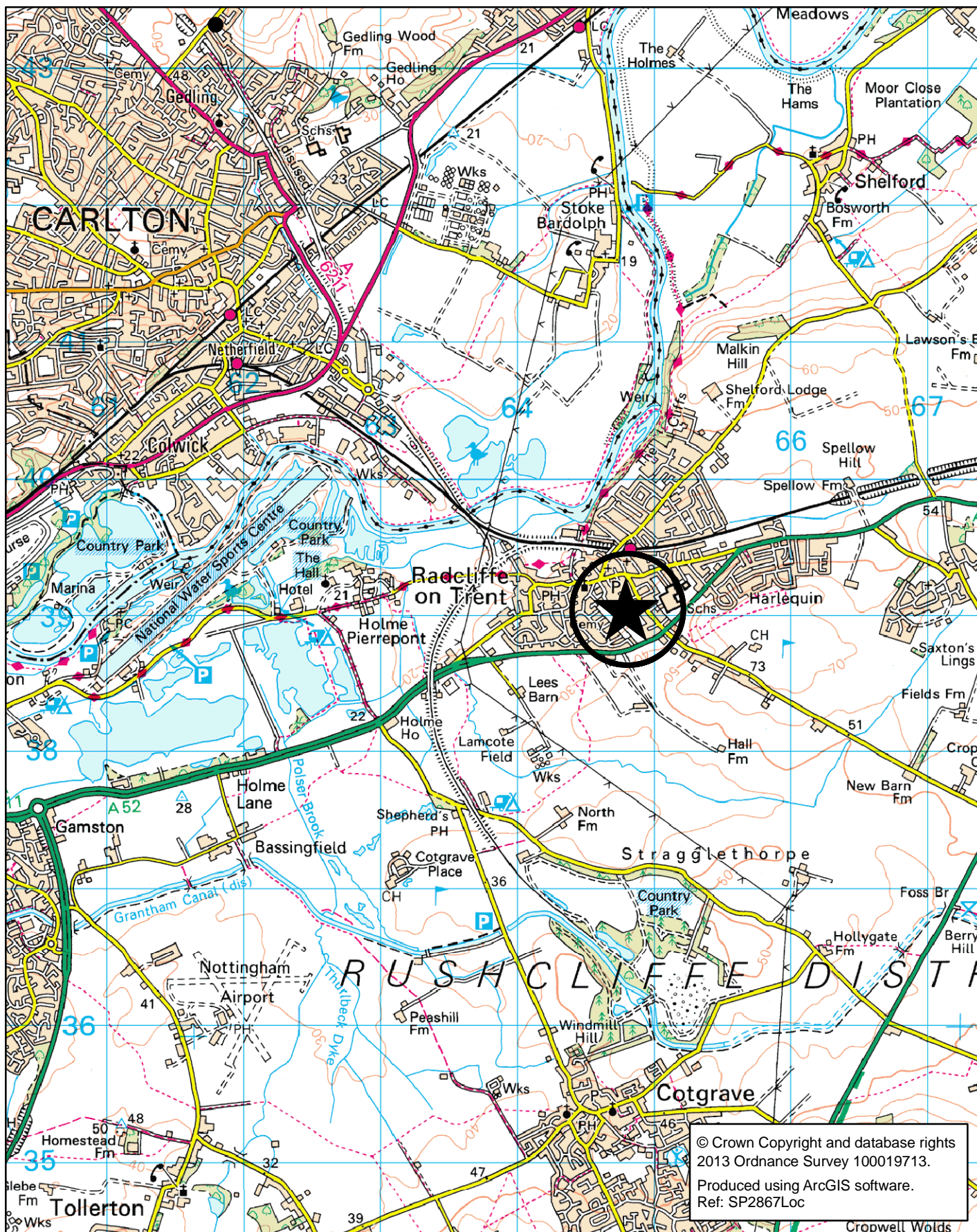
Electoral Division(s) and Member(s) Affected

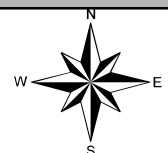
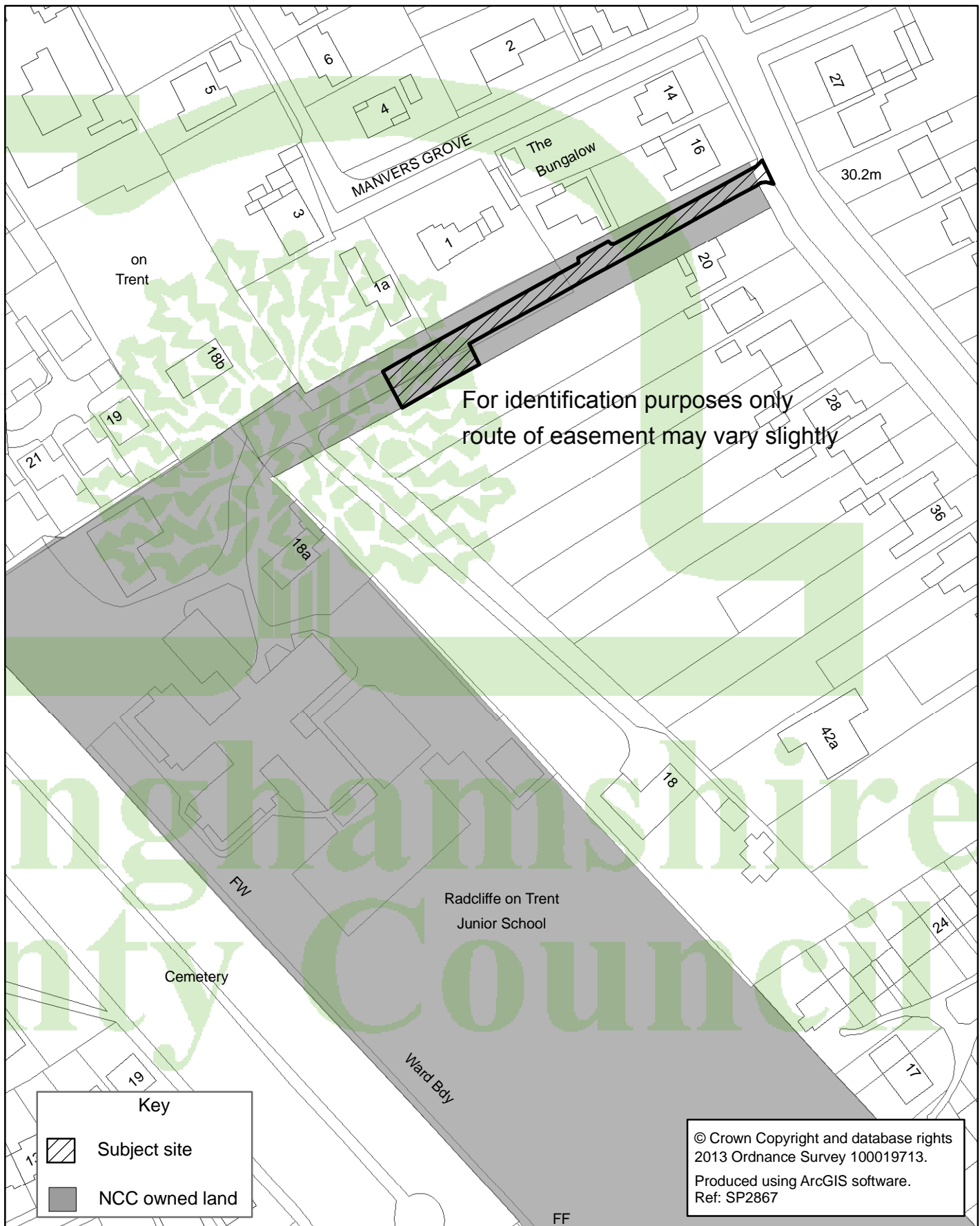
11. Ward(s): Radcliffe on Trent
Member(s): Councillor Mrs Kay Cutts

File ref.: /BH/SB/

SP: 2867

Properties affected: 01528 - Radcliffe-on-Trent Junior School





20 July 2015**Agenda Item: 5c****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****OAKDALE LEARNING CENTRE, WESTFIELD LANE, MANSFIELD****Purpose of the Report**

1. To inform the Finance and Property Committee of the imminent closure of Oakdale Learning Centre, Mansfield.
2. That approval be given to a lease on terms set out in the exempt appendix.

Information and Advice

3. 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.
4. The Oakdale Learning Centre is a traditional brick construction property with a sheet metal roof which was purpose-built in 2007 for the Pupil Referral Unit and provides 857 sq m of accommodation (9221 sq. ft.). The building is in good condition.
5. It currently serves 5 schools in the west of the County and is commissioned to provide 26 places for pupils who have been permanently excluded from school, or who are currently not in other schools as a result of their behaviour.

Current Situation

6. In 2012 the County Council carried out a review of the provision it made for children with social, emotional and behavioural difficulties (SEBD) and from that review developed a strategy which established a collective responsibility for arrangements between partnerships of schools, individual schools and the County Council in order to deliver the required changes. The strategy was called 'Five Steps to Collective Responsibility'.
7. Since September 2013, there have been a number of significant developments in relation to the implementation of this strategy including the establishment of an approved database of providers of alternative education; the establishment of

secondary behaviour partnerships (SBAPs) across the County; the transfer of funding to these partnerships underpinned by a Memorandum of understanding (MOU); and more latterly the establishment of primary behaviour partnerships.

8. The role of the Pupil Referral Unit (PRU) has been re-defined and new relationships between the PRU and partnerships of schools have been developed. As a result of these new relationships the number of permanent exclusions has decreased and the corresponding reliance on the PRU has reduced. Exclusions have seen a reduction of 81% from the academic year 2011-12 (118 exclusions) to 2014/15 (22 exclusions). As a consequence the service provided by PRUs was reviewed and in 2014 a decision was made to close both Daybrook and Bassetlaw PRUs.
9. The projected number of places at Oakdale Learning Centre required for September 2015 will be at an all-time low of 13; prior to the reduction in numbers of exclusions Oakdale had operated at its physical capacity of 26, with many further students educated off-site. In recognition of this decline in usage of the Oakdale provision, a report was presented to the Children's & Young People's committee in March 2015 recommending closure of the service with effect from 31 August 2015. This was on the grounds of the service being no longer viable.

Specialist and Alternative Provision

10. Historically, a number of pupils who were placed in PRUs following their permanent exclusion have ended up being educated in special school or specialist provision. This is in recognition of underlying special educational needs. Nottinghamshire currently commissions specialist placements from other local authorities and from the independent non-maintained sector. It is recognised that this is often expensive, can be of variable quality, and in many cases is located some distance from the young person's community.
11. Given the constraints affecting both school and Local Authority budgets, and the limited opportunities for future growth, it was important to establish a future model for specialist SEBD provision which is financially realistic and viable. The new model is looking to establish primary, secondary and special school provisions for the north, centre and south of the County.

SEBD Provision for the Centre of Nottinghamshire

12. In September 2013, following an unfavourable Ofsted judgement for Beech Hill special school, Brunts Academy became the sponsor for the newly founded Beech Academy; the resulting partnership had The Evolve Trust as its overarching governance. In April 2014 all special schools were invited to express an interest in expanding capacity to develop SEBD provision for pupils with special educational needs. Derrymount, Orchard and Beech Academy were the only special schools who agreed to plan for this increase in their capacity.
13. As Beech Academy is the only central school that has agreed to increase its capacity, in principle terms have been agreed subject to Committee approval that grants The Evolve Trust a lease of the Oakdale PRU building. This will enable Beech Academy to increase capacity from 70 to 100 placements by the end of a three year period. Terms of the proposed Lease are outlined in the exempt section of this report.

Other Options Considered

14. There are two primary alternative options for the future re-use of the property.

- Re-use the building to accommodate County Council staff currently located in Chadburn House and Byron House both of which are leased properties and in Mansfield. In summary there would be revenue savings of around £385,000 per annum.
- Disposal of the asset in order to secure a capital receipt
- The other option is to let the property on the open market for office use but this would not support the corporate objectives of the other two options.

Reason/s for Recommendation/s

15. There is a clear and urgent need to provide special school spaces by the start of September 2015. The SEND Policy & Provision service has responded to changing student numbers and budgetary restrictions and has identified benefits in the Evolve Trust providing the spaces via a letting of the Oakdale Centre. This would support Corporate Priority Five – young people who are most vulnerable are supported to reach their potential.

16. The re-use of the property for corporate office need would provide greater revenue savings. However, given the yet unassessed detailed cost of making the property fit for purpose represents an unknown variable and financial risk. In addition while this property does provide an opportunity for relocation it is unlikely to represent the only opportunity as further work is progressed under the one public estate initiative to re-use surplus space of partners. The Adoption Service accommodation needs to be in a location which is discrete and safe for both staff and service users and could present a challenge to find appropriate accommodation. Any move would also be premature in advance of conclusions established from the Smarter Ways of Working programme which will help inform the type, location and amount of corporate space required in the future.

17. The sale of the asset is an opportunity to support the Council's capital receipts programme however the property is clearly not surplus to requirements due to internal service need and at this present time is not available for sale.

Statutory and Policy Implications

18. 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) To inform the Finance and Property Committee of the imminent closure of Oakdale Learning Centre, Mansfield.
- 2) That approval be given to a lease on terms set out in the exempt appendix.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact: Elizabeth Sanders 0115 977 2080

Constitutional Comments (SOM 16/6/2015)

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

Financial Comments (TR 17.06.15)

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

Background Papers and Published Documents

21. None.

Electoral Division(s) and Member(s) Affected

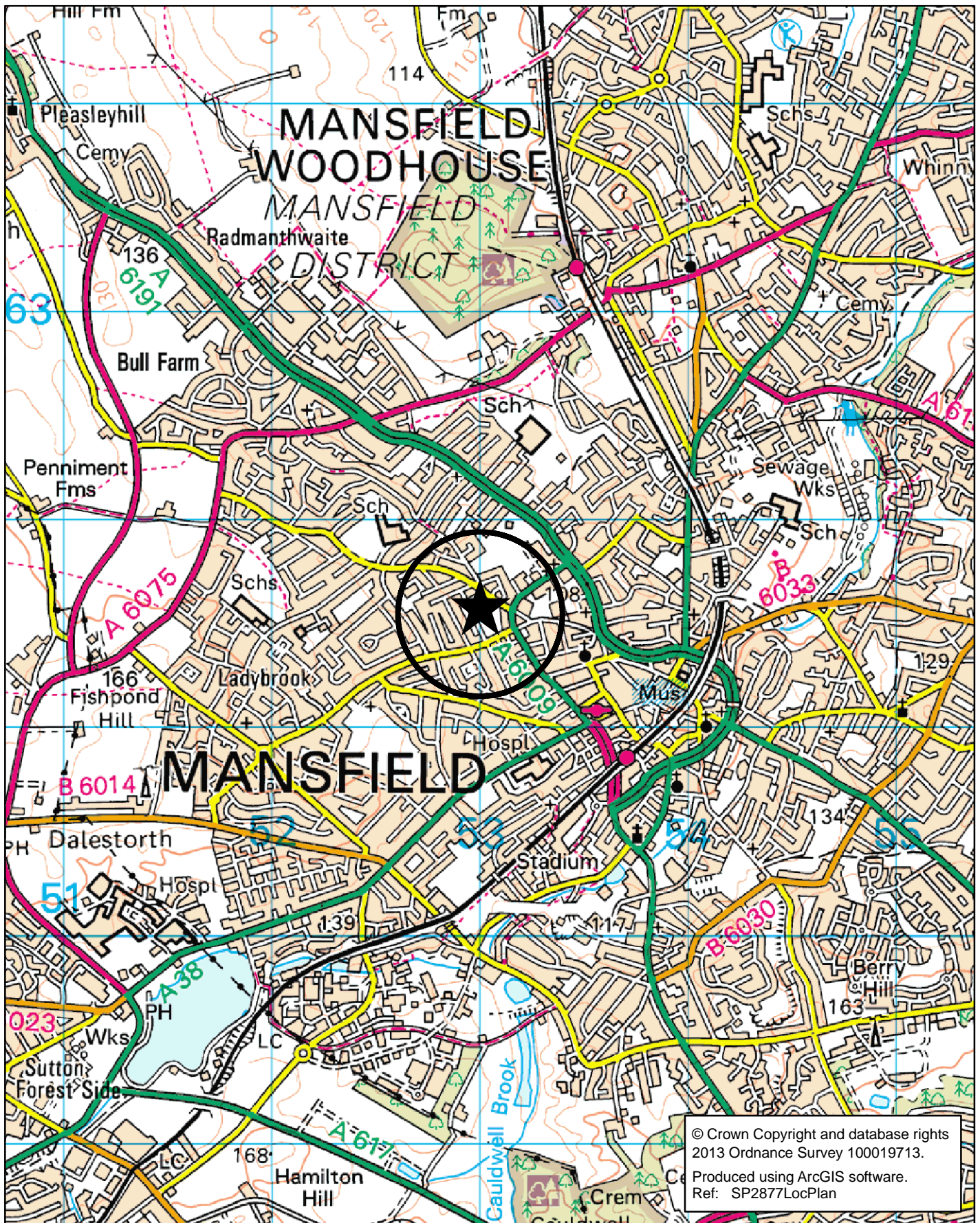
22. Ward(s): Mansfield West
Member(s): Councillor Darren Langton, Councillor Diana Meale

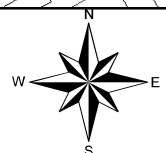
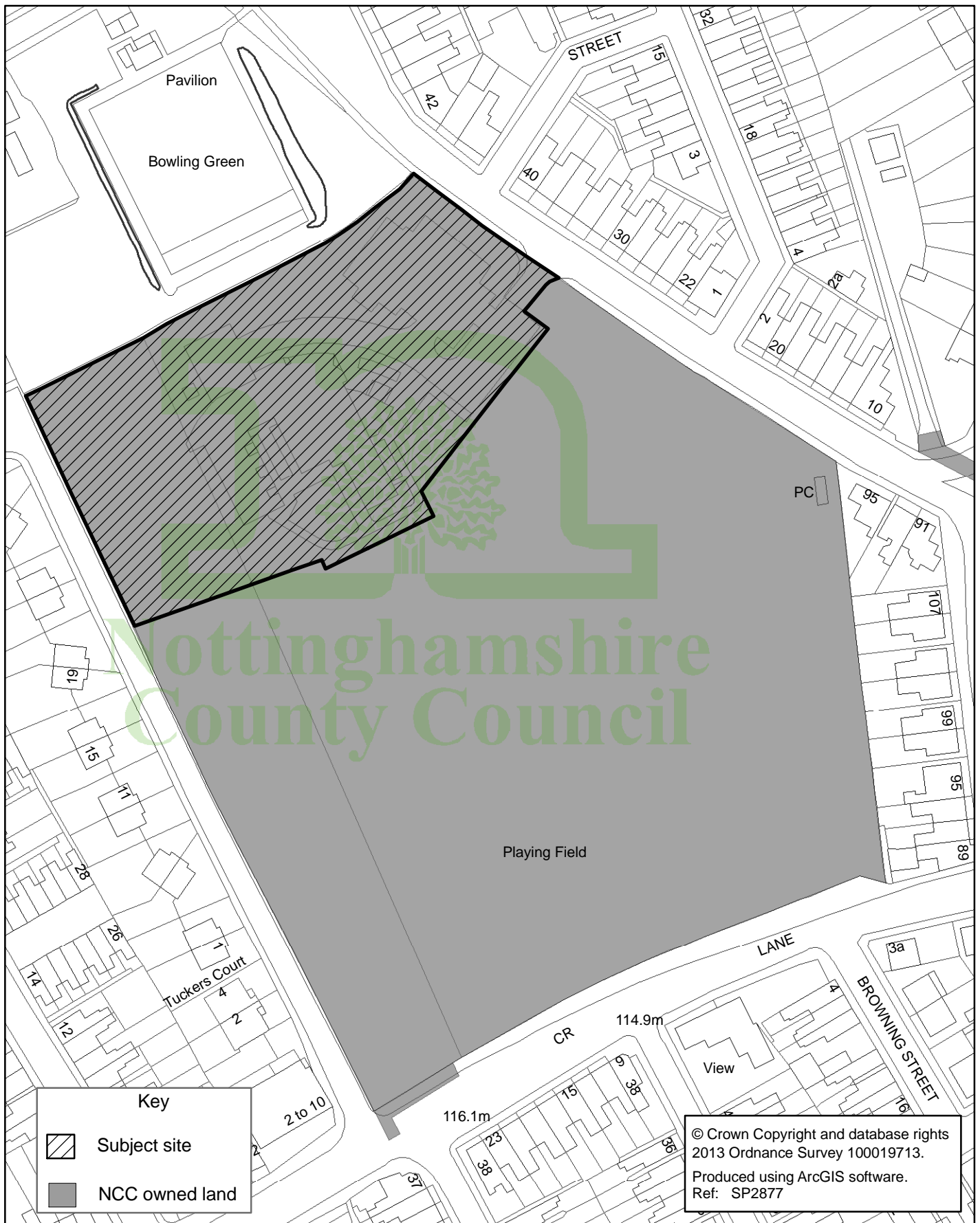
File ref.: /EAS/SB/02616

SP: 2877

Properties affected: 02616 - Oakdale Learning Centre

Revised version 20150706





20 July 2015**Agenda Item: 5d****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****DISPOSAL OF LAND AT SANDY LANE, MANSFIELD****Purpose of the Report**

1. To seek approval to enter into a contract for the sale of land at Sandy Lane, Mansfield.

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 exempt appendix.
3. Committee approved the sale of land at Sandy Lane, Mansfield in February 2015 and the proposed purchaser did not perform to the requirements agreed.
4. Furthermore the sale was approved as being on the basis of an unconditional offer; however the purchaser has sought to alter the contract to a conditional one.
5. At present there is an application by a member of the public for registration of a Village Green on the land. The preferred purchaser has confirmed willingness to take the site even though this is still being processed.
6. If the Village Green application were to be successful it would make the land undevelopable.
7. The 3.43 acres of land was originally purchased from the Trustees for the Allotments for the Labouring Poor for the purposes of a new Residential Home. An additional parcel of land (0.17 acres) fronting Sandy Lane was purchased from Mansfield District Council (MDC) to provide suitable access into the site for development purposes.
8. The additional land has covenants in MDC favour restricting the use of the land to the provision of a Residential Home for Older People and a number of self-contained residential flats for occupation by the elderly. The covenant also precludes the use of the land for commercial or business activity
9. Negotiations were entered into with MDC for the release of the covenants on the 0.17 acre of land fronting Sandy Lane. However, MDC were not willing to release the

restriction as it is understood they would prefer to insist any developer will need to provide an adoptable standard road through the NCC site to facilitate opening up their surrounding land for future development.

10. It is proposed to withdraw the offer of sale to the original approved purchaser and offer a sale to the under-bidder who will agree to an unconditional sale on this site.

Other Options Considered

11. An alternative to disposal would be the letting of the property, but the letting potential of the site is not considered likely to deliver a significant income stream, with a high risk of significant void (empty) periods.
12. Consideration was given to sale by auction however, at the time of going to market interest in development land in Mansfield was low and a sale by informal tender was felt to be the best way to market the site.
13. To retain the site but this would incur ongoing costs to the County Council i.e. fly tipping etc.

Reason/s for Recommendation/s

14. The Authority has no strategic or operational requirement for the property.

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.

RECOMMENDATION/S

- 1) To seek approval to enter into a contract for the sale of land at Sandy Lane, Mansfield as detailed in the exempt appendix.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact: Gael Gamble 0115 977 2083

Constitutional Comments (SOM 23.06.2015)

16. The recommendation falls within the remit of the Finance and Property Committee by virtue of its terms of reference.

Financial Comments (GB 07.07.2015)

17. The financial implications are set out within the report.

Background Papers and Published Documents

18. None.

Electoral Division(s) and Member(s) Affected

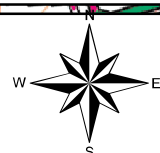
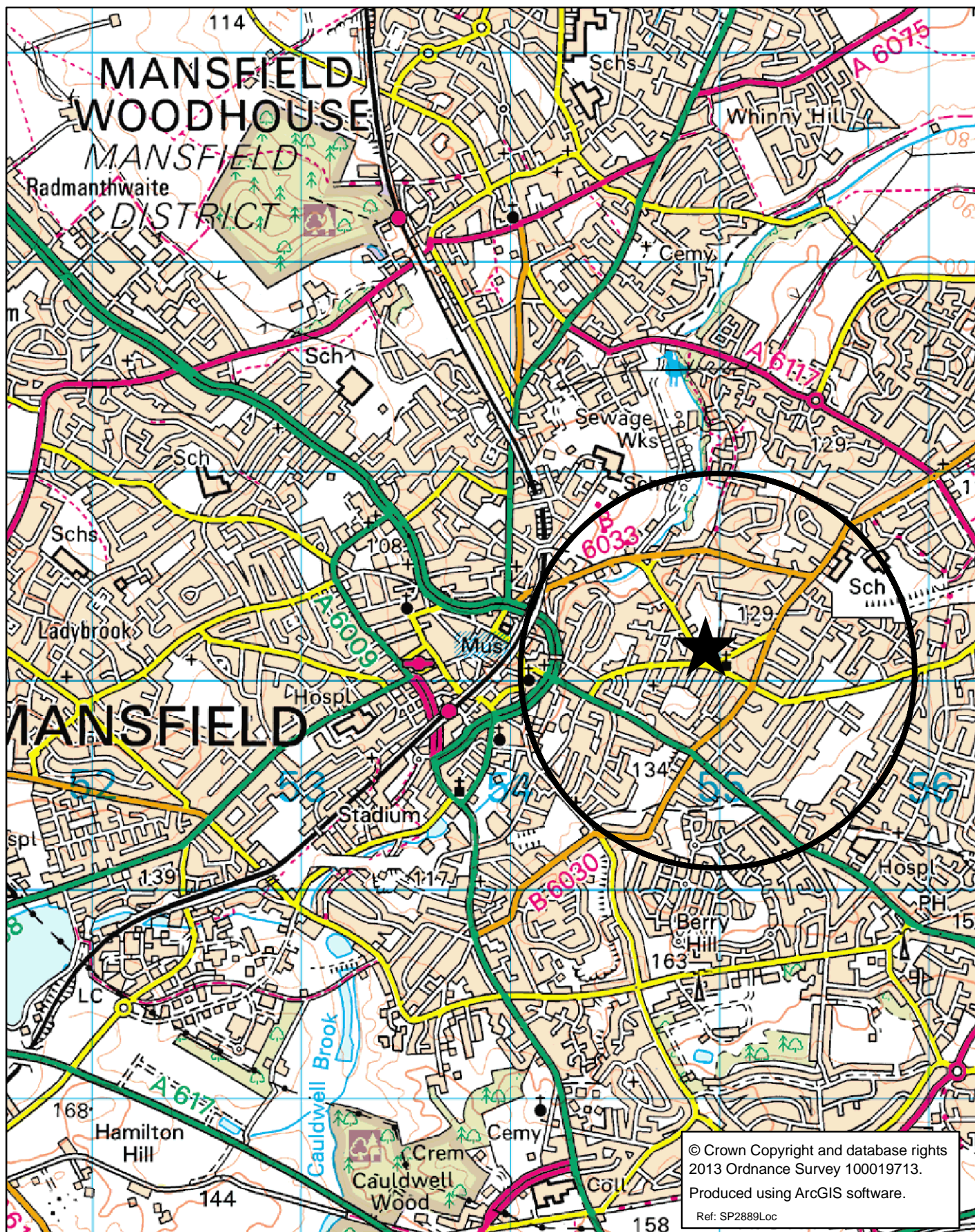
19. Ward(s): Mansfield South

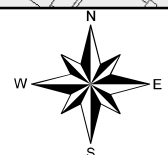
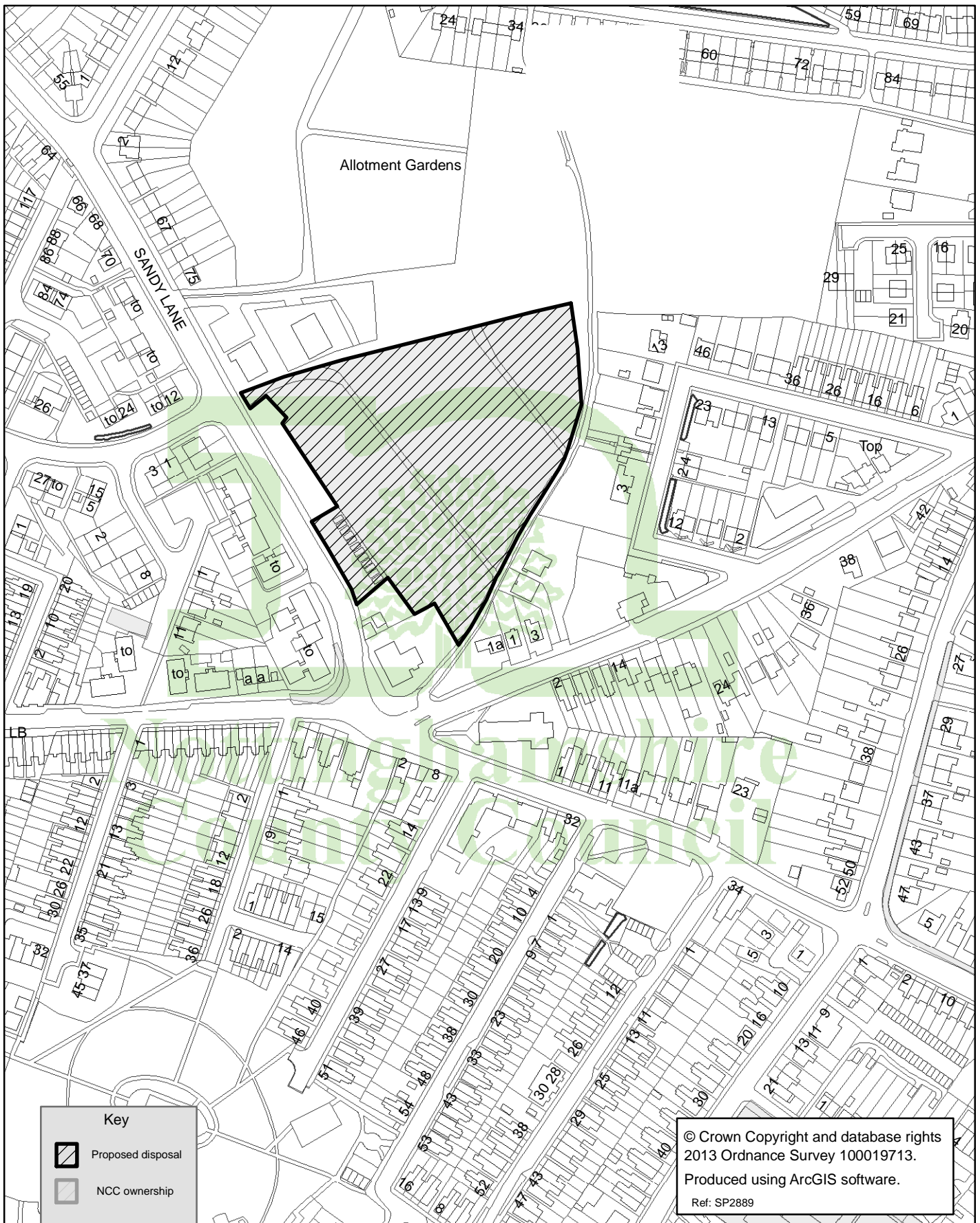
Member(s): Councillor Andy Sissons, Councillor Stephen Garner

File ref.: /GG/SB/06415

SP: 2889

Properties affected: 06415 - RHOP Sandy Lane





20 July 2015**Agenda Item: 5e****REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****PROPOSED URBAN EXTENSION EAST OF GAMSTON/NORTH OF
TOLLERTON - UPDATE****Purpose of the Report**

1. To seek approval to a legal framework for the County Council to work with the City Council and other private land owners who are currently members of the Gamston Consortium. The objective being to promote either an outline planning application or a supplementary planning document for the proposed Urban Extension East of Gamston/North of Tollerton.
2. To note arrangements to procure a funding partner.
3. To seek approval to modify the Capital Plan to accommodate proposed expenditure on the costs associated with the planning promotion and associated external professional advice as detailed in the exempt appendix.

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 annex.
5. September 2014: Committee approved the conducting of a formal procurement exercise to identify a potential development partner to work with the County Council on the delivery of this project. This is a complex procurement exercise.
6. As the proposal between the consortium members advances, the rationale for seeking a development partner/funder has been revised and it is now proposed that the County Council should be seeking only a finance partner. The reasons for this change are outlined later in this report.
7. December 2014: Rushcliffe Borough Council (RBC) approved the first stage of its Local Plan Core Strategy Development Plan. This strategic planning document sets out the large housing and employment development sites within Rushcliffe borough up to 2028. The Local Plan identifies that land required for the Urban Extension East

of Gamston/ North of Tollerton is to be released from Green Belt. (see *attached plan 1 the allocated subject site.*)

8. January 2015: a legal challenge to the planning process for the adoption of the Rushcliffe Core Strategy was launched by Barton in Fabis Parish Council. It is understood that the legal challenge has now been withdrawn following the similar unsuccessful challenge against the Greater Nottingham Core Strategy.
9. The landowners known as the Gamston Consortium, of which the County Council is one, have to date collaborated on the basis of Memoranda of Understanding. The members of the consortium are continuing to work together but now recognise the need to replace the Memoranda of Understanding with a (legally binding) agreement to promote their respective parcels of land through planning and to eventual sale.
10. Due to the scale and complexity of the proposed development at Gamston the consortium members have agreed that it would be more practical and expedient if they exchanged two separate but related legal agreements.
11. The first of these will be what is known as a Planning Promotion Agreement. This document outlines how the consortium members manage and share the costs of promoting either the preparation of a Masterplan or Supplementary Planning Document (SPD) leading to an Outline Planning Application for the whole site. An SPD creates a planning policy for the area and becomes part of the RBC Local Plan where as a Masterplan is not officially part of the planning policy for the area.
12. The second legal document will be known as a Developer Land Collaboration Agreement. This will cover the complex and challenging issues of “equalisation” of land value, how Section 106 and infrastructure costs are shared, how the land sales are phased and proceeds distributed. It is likely that the Heads of Terms for this agreement can only be agreed once the consortium members have a clearer idea of the estimated sales proceeds and costs of the overall project. A further report on this agreement will be brought to a later meeting of the Committee, it is anticipated that this further report will also recommend the preferred funding partner for the County Council.
13. The overarching philosophy behind adopting the proposed two stage legal approach is based upon the need for a definitive master plan of the area to be prepared and the projected likely cost and revenues to be identified prior to the consortium members considering the Developers’ Land Collaboration Agreement.
14. The Gamston Consortium members have agreed in principal the Heads of Terms for the proposed Planning Promotion Agreement. A summary of the key terms of how the private and public land owners, developers and house builders propose to work together are contained in the attached appendix. For reasons of confidentiality the names of the parties and commercial sensitivity of the detailed financial arrangements that relate to specific terms are contained in the exempt appendix to this report.
15. The proposed Planning Promotion Agreement subject to committee approval will be drafted in accordance with the key terms as set out in the exempt part of this report. The Councils financial contribution to the planning promotion agreement will be met from a revised capital plan.

16. It is anticipated the initial Planning Promotion Agreement will be completed by September 2015. Negotiations concerning the second stage Developer Land Collaboration Agreement will be running in parallel to the preparing the consortium's planning case. The objective is that all parties will be in a position to sign the Developer Land Collaboration Agreement before any S106 or Rushcliffe BC adopts a Supplementary Planning Document. For the avoidance of doubt the Council will not be committed to enter into any planning obligations without first having secured funding.
17. We are also continuing to conduct a Procurement exercise to secure a funding partner and a report will be presented to a future Committee. It is anticipated that the procurement of the funding partner will only be completed once a successful planning strategy has been developed.
18. In view of the on-going and developing discussions with the Consortium Members and Rushcliffe Borough Council it now makes sense to pursue the planning by way of a Planning Promotion Agreement with the Council being responsible for their share of the cost of obtaining an outline planning consent. This therefore means that the Council will only have a requirement for a funding partner, who will provide the finance for the delivery of the development, in contrast to seeking a developer who would have options over the purchase of the Council's land, provide commercial advice and funding.

Other Options Considered

19. The County has considered the option of promoting their land separately but this is not practical as Rushcliffe Borough Council wish to receive a single and comprehensive planning approach for all the land released from Green Belt. Further issues surrounding this matter are outlined in the exempt section of this report.

Reason/s for Recommendation/s

20. To seek members consent to the proposed Planning Promotion Agreement in order to bring forward the development of the whole site.

Statutory and Policy Implications

21. 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) To approve the Planning Promotion Agreement based on principle terms set out within the exempt appendix to this report.
- 2) To approve the procurement exercise of identifying a funding partner, subject to a future report which will provide details of the selection of the preferred finance partner.
- 3) To approve a variation to the Capital Plan to cover the costs associated with the planning promotion and associated external professional advice as detailed in the exempt appendix.

Jas Hundal

Service Director – Transport, Property & Environment

For any enquiries about this report please contact: Oliver Dyke 0115 977 2395

Constitutional Comments (SSR 30.6.2015)

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

Financial Comments (GB 24.06.2015)

23. The financial implications are set out in the exempt appendix.

Background Papers and Published Documents

24. None.

Electoral Division(s) and Member(s) Affected

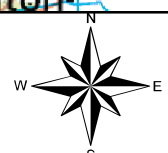
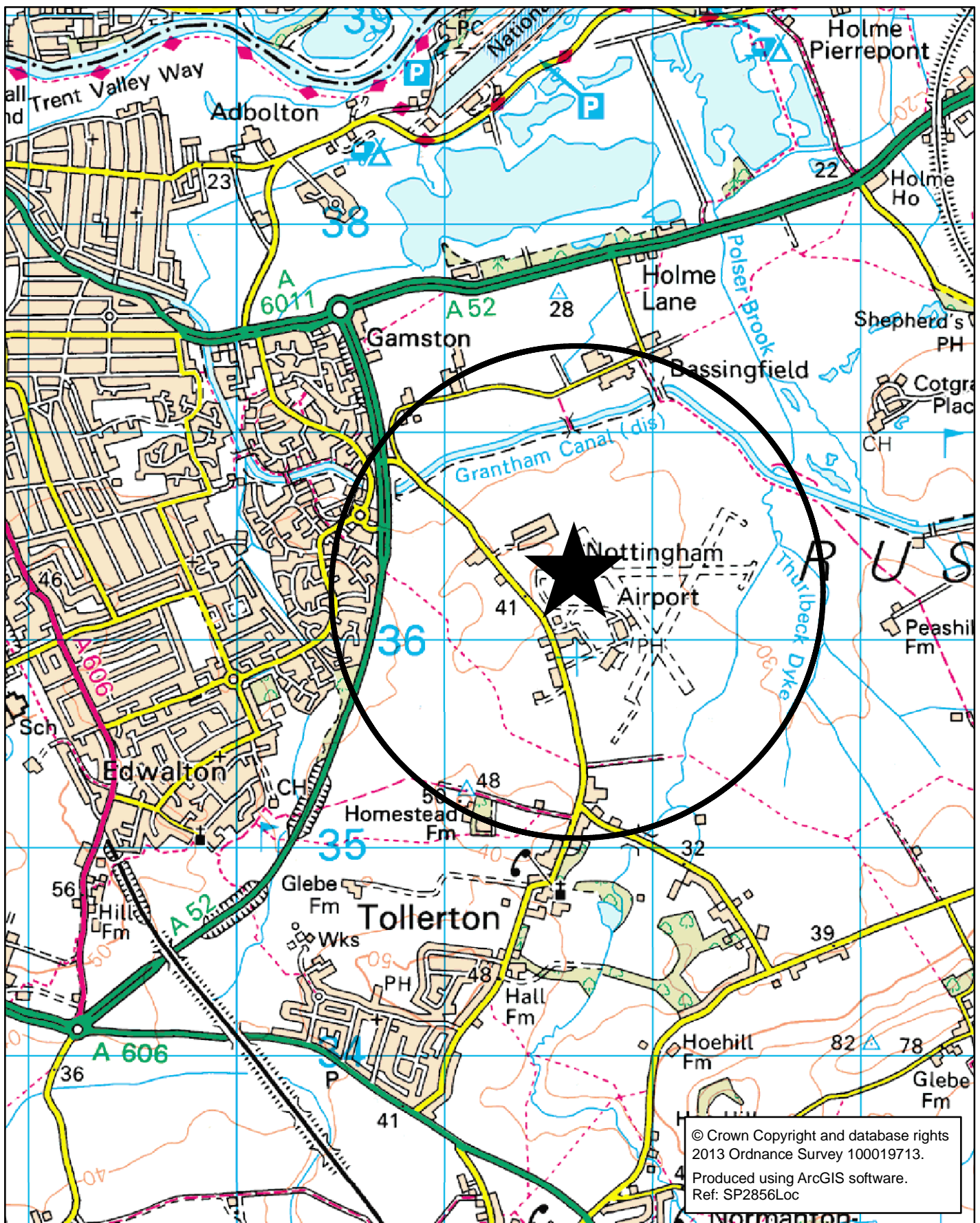
Ward(s): Ruddington, West Bridgford Central and South

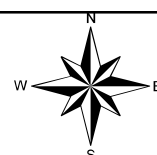
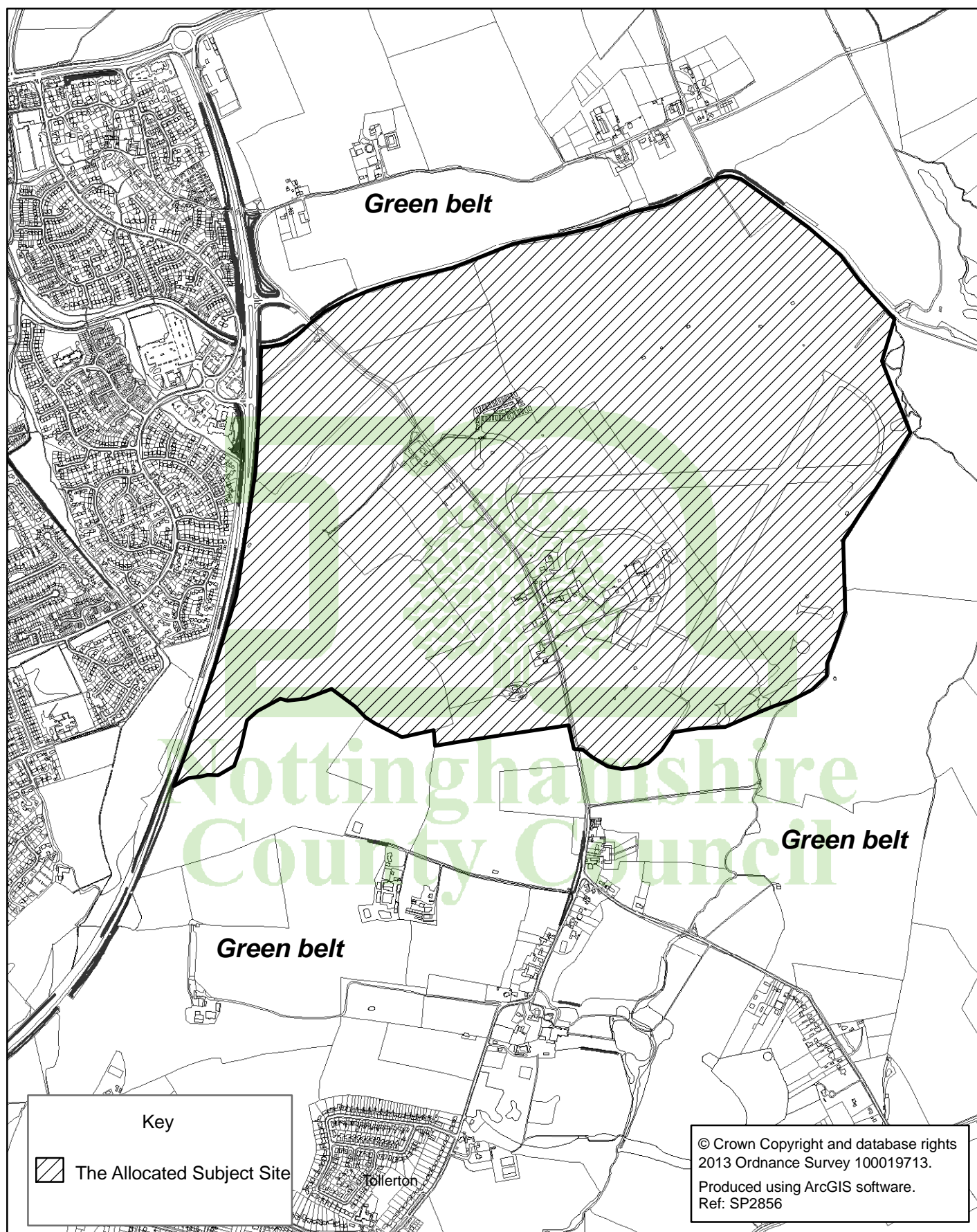
Member(s): Councillor Liz Plant, Councillor Steve Calvert, Councillor Reg Adair

File ref.: /OD/SB/50025 20026

SP: 2856

Properties affected: 50025 - Tollerton Airport, 50026 - Vacant Field off Bassingfield Lane





20 July 2015

Agenda Item: 5f

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT

OPERATIONAL DECISIONS TAKEN OUTSIDE THE FINANCE AND PROPERTY COMMITTEE CYCLE APRIL – JUNE 2015

Purpose of the Report

1. 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 quarterly report to inform the Finance & Property Committee of Operational Decisions taken outside the Finance & Property Committee Cycle, between April 2015 and June 2015.

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. This report seeks to inform Committee Members of the decisions taken over this period. Details of the decisions taken are shown below: -

Please note relevant Ward Members have been invited to comment on these proposals.

SP	TITLE	DESCRIPTION / open (extract from Operational decision)
April		
2827	Proposed Sale of Land at Reclaimed Colliery Tip Hucknall (A611) – Change of Purchaser Details & inclusion of overage clause to the Sale Contract	The former Hucknall Colliery Tip site, comprising a total site area of some 20.44 hectares (50.49) is jointly owned by NCC & Bolsover Properties. On 19/06/2014 an Operational Decision was obtained for the disposal of some 2.15 hectares (5.31 acres) of NCC land to Bolsover Properties. During the preparation of the sale contract, Bolsover Properties have requested the Contract to

		be in the name of Welbeck Estates Company Limited, which forms part of their Group. In addition to this, it has now come to light that they have obtained planning permission to construct a football stadium with ancillary facilities on their land. The land NCC are proposing to sell is not affected by the planning permission. However, to ensure that NCC receives best value, an overage clause has been agreed in respect of the land being sold, so should it be developed in the future, NCC will receive a share of the increase in the value of the land.
2842	St Joseph's Catholic Primary & Nursery School, Retford – Conversion to Academy Status	Proposed Conversion to Academy Status
2843	74 Middle Street, Beeston – Licence to NHS	The granting of a four year licence to NHS Community Mental Health Team to share occupation of part of Middle Street Day Centre. Period 1 st April 2015 terminating on 31 March 2019 Licence fee – 1 peppercorn (if demanded)
2820	Land off Nottingham Road, Southwell (1.22 Ha) Transfer to Nottingham Trent University	The County Council are to transfer ownership of 1.22 hectares of agricultural land off Nottingham Road, Southwell to Nottingham Trent University. The land forms part of the Brackenhurst complex and was mistakenly omitted from the original transfer of land to the University in 2003. This will resolve title issues.
2824	Beeston Fields Primary & Nursery School – Conversion to Academy Status	Proposed Conversion to Academy Status
2838	Sale of 51 High Pavement, Sutton in Ashfield, Nottingham; Deed of Surrender, Appointment of Auctioneer and Disposal by auction	The property comprises a former Caretaker's 3 bedroom house located opposite the Sutton Centre Academy. The premises has been declared surplus by the Academy in March 2015 as it has no further operational need.
2839	Disposal: Land at Hempshill Lane, Nuthall	The land in question was purchased for the Low Wood Road. Highways have confirmed that the land is surplus to requirements and can therefore be sold to the adjoining residents for garden extensions. 412 sqm land
2841	St Joseph's Catholic Primary & Nursery School, Boughton – Conversion to Academy Status	Proposed conversion to Academy Status
2840	Crompton View Primary School – Conversion to Academy Status	Proposed conversion to Academy Status
2830	Dukeries House, Claylands Avenue, Worksop – Surrender of part	A new substation is proposed to facilitate the operation of the Waste Transfer site. The substation will be sited within the existing site of the Waste Transfer Site operated by Veolia.
2828	Deed of Release for – Former Caretaker's Property: Edgewood Primary School, Hucknall	The property was sold at auction in August 2013 and a right of way into Edgewood School car park still existed by way of gates. This has constantly caused the school safe guarding problems and will prevent a right of way being established. The Deed of release will remove this problem from any future owners of the property, the access gates will be removed and Nottinghamshire County Council will erect a boundary fence and pay all legal costs for the owners of 27 Edwards Lane, Hucknall. The property owner will be responsible for all future maintenance of all the boundaries to the site.

2837	Re-alignment of Easement over Rufford Colliery Branch Line, Clipstone	The re-alignment from the proposed Easement to allow a direct link between the NCC owned former colliery branch lines at Bilsthorpe/Sherwood Pines and Clipstone. The Rufford Colliery Branch is currently disused but likely to be brought back in to use (for freight) by OK Coal in the next 5 years; when this happens, NCC will be obliged to construct a formal pedestrian level crossing over the easement route.
2833	Westfield Farm, Westborough, Lincolnshire – Rent Review	Not applicable – out of County
2834	Farmland at Lings Bar, Gamston	A rent review of farmland at Lings Bar has been carried out by the County Council.
2832	2 Lees Barn Road, Radcliffe on Trent, Nottingham NG12 2DT – Approval to dispose and appointment of auctioneer	No's 1-4 Lees Barn Road were acquired back in 1921. No's 1, 3 & 4 have been disposed of and now No 2 has recently become vacant and is surplus to the County Council's requirements. It is therefore intended to dispose of the property at auction in May 2015.
May		
2826	Sale of land off Station Road, Farnsfield	The County Council purchased long lengths of land for the creation of Southwell Trail. Several plots/properties surplus to the trail have been sold off over the years and this 0.44 acres sits between two previous areas sold off some time ago and has been identified for disposal by auction in order to bring in a capital receipt. A reserve price will be agreed with the agent prior to the auction once interest has been gauged.
2845	Appointment of selling agents for Chapel Farm, Low Sreet, Elston (To be sold by Private Treaty)	Appointment of Selling Agents for Chapel Farm, Low Street, Elston
2854	Former Highway Depot Newark	Approval was requested to extend the site suitability period and the long stop date by 6 months which would then expire on 31 st March 2016.
2859	Keyworth Primary School Caretaker Bungalow – Lease renewal to Rushcliffe Play Forum	The granting of a five year lease to the Trustees of the Rushcliffe Play Forum for continued occupation of the former caretaker bungalow at Keyworth Primary School.
2826	Sale of Land at Station Road, Farnsfield	The County Council purchased long lengths of land for the creation of Southwell Trail. Several plots/properties surplus to the trail have been sold off over the years and this 0.44 acres sits between two previous areas sold off some time ago and has been identified for disposal by auction in order to bring in a capital receipt.
2854	Former Highway Depot Newark	Approval was granted in July 2013 to the sale of the former depot conditionally upon the Developer securing a pre-let of the site to a food store operator and obtaining planning consent.
2860	Academy Trusts Deeds of Variation	The Authority is to enter into Deeds of Variation with Academy Trusts which will allow the Trusts to conform to the Risk Protection Arrangement Scheme. This new Scheme deals with insurance of Academy Schools which will now be covered by Government funds rather than via commercial insurance.
2852	Proposed Addition to the Electricity Master Wayleave –	This former railway land is owned by the County Council and been restored to form part of Teversal Trail.

	Teversal Trail – Tibshelf Railway Land	Western Power Distribution (WPD) wishes to add to the current equipment with a pole and some underground cabling. The land is managed by the Green Estate and WPD has and will liaise with the Green Estate team to cause the least disruption to wildlife etc.
2853	HTCIS – Land Compensation, 50 High Street, Hucknall Compensation payment for injurious affection, basic and occupier's loss	The County Council is making a compensation payment to the Tenant of 50 High Street Hucknall for injurious affection and occupiers' loss. This is in respect of their car park part of which will be lost to the Scheme.
2836	Proposed Non-Domestic Rating Settlements – March 2015	The Council's appointed rating agents have provisionally agreed in negotiation with The Valuation Office non-domestic business rates settlements. A total of 87 properties are proposed for settlement in April and will result in a saving to the Authority of £527,685 over the life of the current rating list 2010-2017.
2851	Proposed Non-Domestic Rating Settlements – April 2015	The Council's appointed rating agents have provisionally agreed in negotiation with The Valuation Office non-domestic business rates settlements. A total of 4 properties are proposed for settlement in April and will result in a saving to the Authority of £447,202 over the life of the current rating list 2010-2017.
2739	Ernehale Infant School – Lease to Weaverthorpe Pre School	Lease formalising the occupation of the Weaverthorpe Pre School. Weaverthorpe have been offering the pre-school provision on site since 2006 without the benefit of a formal agreement. We are therefore seeking approval to enter into a lease.
2847	Licence of Land at Collis Close, Newark	Newark & Sherwood District Council (NSDC) has given notice that they will be vacating the recreation and playing field and removing play equipment on the land (approx.3.25 acres) at Collis Close, Newark by the end of May 2015. NSDC have agreed with Newark Town Council (NTC) that NSDC will devolve their landholdings within Newark to NTC and NTC is also willing to continue to maintain our land. NSDC and NTC have signed a Maintenance Agreement for three years from 1 st April 2015 to cover NSDC ex sites.
2844	Renewal of 11 Five Year Farm Business Tenancies on Former Reclamation Sites Managed by Country Parks and Green Estates Team	Terms have been agreed for the renewal of eleven Farm Business Tenancies which are situate on reclaimed former colliery sites in the County. The tenancies will be for a 5 year period, but terminable at short notice should the land be required by the Authority for strategic purposes.
June		
2862	Disposal : 1,160 sq m land adjacent to the Haxey Gate Bridge, Haxey Gate, Misterton, Notts, DN10 4BA	The land in question was purchased by NCC in 1936 to construct a new bridge over the River Idle. The land to either side of the bridge is held by Highways and NCC were approached in 2014 by the owner of nearby Haxey Quays Camping & Caravan Site to purchase this land so that he could construct a footpath along the side of the bridge to the River Idle, upon which it would run beneath the bridge toward the footbridge on the Environment Agency's land. In creating this footpath it would have enabled his clientele to safely get to & from the golf course & Haxey Gate Inn. Both Highways and Bridges & Structures are not opposed to such a disposal. An Operational Decision was approved on 14 August 2014 for this

		proposal. However, after consultation with the Environment Agency, this was not feasible and the plans were abandoned. A request now has been received to purchase the land which will be for the purposes of creating a picnic area and for storage. By disposing of the land, it would relieve NCC of its maintenance liabilities.
2869	Disposal : Land at Hemsill Lane, Nuthall	The land in question was purchased for the Low Wood Road scheme. Highways have confirmed that the land is surplus to requirements & can therefore be sold to the adjoining residents for garden extensions. After negotiating with the adjoining land owners, the site will be split into 3 parcels and sold to adjoining land owners.
2863	Lease Renewal - Borehole, Oxtun Bypass	The County Council is to renew a 21 year lease to the Environment Agency for a small area of land off the Oxtun Bypass which contains a small water test borehole used in connection with nitrate level monitoring. The land in question was purchased for the Low Wood Road scheme. Highways have confirmed that the land is surplus to requirements & can therefore be sold to the adjoining residents for garden extensions. After negotiating with the adjoining land owners, the site will be split into 3 parcels and sold to adjoining land owners.
2864	Lease Renewal - Borehole, Daneshill Road, Lound	The County Council is to renew a 21 year lease to the Environment Agency for a small area of land (4 sqm) off Daneshill Road at Lound which contains a small water test borehole used in connection with nitrate level monitoring.
2865	Lease of Rights at Weston Road to Burnmoor Lane, Egmont, Nottinghamshire	Nottinghamshire County Council have been requested to prepare a Lease of Rights along part an access track from Weston Road, Egmont to land owned by Paul Ducksbury Limited. The track is registered to the Highways England Company Limited (Secretary of State) but NCC still has responsibility for a small section of the track. In order to put this on a legal footing, it is proposed that a Lease of Rights is entered into between all parties.
2870	Licence to underlet for a Substation at Sutton Centre Academy	Sutton Centre Academy has requested landlords consent from the County Council for a licence to underlet land for a substation on the detached school playing field.
2871	To release Covenants on Bakkavor Foods, Brookside Way, Nunn Park, Huthwaite NG17 2NL	Application to remove restrictive covenants on land previously owned by NCC as the site is now being bought by NCC's Pension Fund as an investment.

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 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 & Environment

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

Constitutional Comments (SOM 23.06.2015)

7. The recommendation is for noting purposes only.

Financial Comments (TR 23.06.2015)

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

Background Papers and Published Documents

9. None.

Electoral Division(s) and Member(s) Affected

10. Ward(s): Other
Member(s): n/a Outside Nottinghamshire

File ref.: /SB/SB/

SP: 2892

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

20 July 2015**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 2015.

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 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 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: Pete Barker, x 74416

Constitutional Comments (HD)

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

Financial Comments (NS)

9. 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

<u>Report Title</u>	<u>Brief summary of agenda item</u>	<u>For Decision or Information ?</u>	<u>Lead Officer</u>	<u>Report Author</u>
14 September 2015				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Property Transactions	Various	Decision	Jas Hundal	Various
12 October 2015				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
ICT Programmes and Performance Quarter 1	Progress Report	Info	Ivor Nicholson	Ivor Nicohlson
Property Transactions	Various	Decision	Jas Hundal	Various
Councillors Divisional Fund	Quarterly report on Councillors Divisional Fund	Info	Jayne Francis-Ward	Paul Davies
9 November 2015				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Property Transactions	Various	Decision	Jas Hundal	Various
7 December 2015				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Property Transactions	Various	Decision	Jas Hundal	Various

