

27 April 2015

Agenda Item: 5b

REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY & ENVIRONMENT

OPERATIONAL DECISIONS TAKEN OUTSIDE THE FINANCE AND PROPERTY COMMITTEE CYCLE DECEMBER 2014 – FEBRUARY 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 December 2014 and February 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 This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a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)
December 2014		
2782	Electricity Sub Station Lease Renewals – Former Frederick Harrison Primary School & Gilthill Primary School	Renewal of existing 21 year electricity substation leases in accordance with the terms of the existing agreements

2783	34a Station Road, Carlton, NG4 3BD – Approval to dispose and appointment of auctioneer	The disposal of a vacant former fire station house by auction in January 2015.
2779	Car Park, Southwell Road East, Rainworth, Notts, NG21 0AQ - Appointment Of Auctioneers	The land was purchased from Severn Trent Water in 1977 to create a car park to serve neighbouring shops, as land to the shop frontages was being compulsory purchased to facilitate junction improvements. The free car park is now mainly used by commuters as an unofficial free park & ride facility. The County Council are continually having maintenance issues to deal with, which is a burden on budgets. The car park is deemed to be surplus to NCC's requirements and the freehold was offered to the Parish Council earlier this year at nil consideration. This offer was refused, despite them being advised that we would dispose of the site. It is therefore proposed to sell the premises at Auction to generate a capital receipt within this financial year. Approval to dispose of the site by this method was granted at Finance and Property Committee on 13 October 2014.
2786	Unit 3, Meden Court, Netherfield Lane, Meden Vale, Warsop – New Lease	The granting of a two year lease to Chase (GB) Ltd who will be repairing and servicing cars.
2787	Unit 5, Meden Court, Netherfield Lane, Meden Vale, Warsop – New Lease	The granting of a five year lease to Chase (GB) Ltd who will be trading as an internet based car and motorcycle retailer with viewings by appointment only.
2745	Ernehale Junior School – BJ Wrap Around Community Interest Company (CIC)	Formalising the wrap around care provision at the school
January 2015		
2794	Dilapidations Settlement The Hall, Bridgford Road, West Bridgford, Nottingham	The County Council leased the above premises from Rushcliffe Borough Council (RBC) the lease from RBC was recently terminated. Under the terms of that lease the County Council as tenant are responsible for all repairs and maintenance to the property and are covenanted to hand the property back to the landlord in good and substantial repair. The landlord has submitted a claim for dilapidations seeking a cash settlement in lieu of the County Council undertaking the dilapidations work.
2792	Suites at Pure Offices Icon Business Centre, Lake View Drive, Sherwood Business Park – Licence in	It is proposed to take a Licence of additional office accommodation at Sherwood Business Park following the expansion of teams at Mercury House
2788	Land at Rock Valley,	Western Power Distribution requested NCC allow them

	Mansfield	to place a fence round their substation following issues raised from site inspections. Overhanging trees are causing damage to the roof and need to be cut clear and the site has suffered some vandalism to the doors of the substation. However of more concern is the use of the land to the rear of the site by what appears to be drug users, needles etc., are common along with associated rubbish and further damage to the substation walls is also apparent. The small triangle of land is surplus to NCC and has had a catalogue of problems in the past – therefore Western Power Distribution were asked to consider acquiring the land and have made an offer of £250 plus reasonable legal costs. The land has no development potential.
2793	Durban House, Mansfield Road, Eastwood, Nottingham	The Registrar's office is currently located within the NHS building on Nottingham Road, Eastwood. The building is due to be demolished in the near future & alternative accommodation has been sought. Durban House on Mansfield Road, Eastwood, which is owned by Broxtowe Borough Council, is going to be used by the Registrars for the purposes of the registration of births & deaths. They will be occupying a room on the ground floor early in the New Year. The building has also been identified as an ideal location for a wedding venue, especially as Basford Registry Office is due to close in 2015. A room has been identified within the building which could be used for such purposes & terms have been agreed for the Registrars to use this facility on a 3 year Licence Agreement.
February 2015		
2801	Car Park, Southwell Road East, Rainworth, Notts - Disposal	The land was purchased from Severn Trent Water in 1977 to create a car park to serve neighbouring shops, as land to the shop frontages was being compulsory purchased to facilitate junction improvements. The free car park is now mainly used by commuters as an unofficial free park & ride facility. The County Council are continually having maintenance issues to deal with, which is a burden on our budget. The car park is deemed to be surplus to NCC's requirements and the freehold was offered to the Parish Council in March 2014 at nil consideration. This offer was refused, despite them being advised that we would dispose of the site. It was therefore proposed to sell the premises at Auction to generate a capital receipt within this financial year. Approval to dispose of the site by this method was granted at Finance and Property Committee on 13 October 2014 & an Operational Decision was obtained on 18 December 2014 to appoint Savills to dispose of the site at their auction on 29 January 2015. However, once the site was put on the market, NCC received numerous complaints from the adjoining shopkeepers. NCC has subsequently agreed to dispose of the site to the Parish Council at market value. The Parish have confirmed that they wish to proceed with the purchase and have agreed to pay our abortive costs comprising £1,000.

2800	Proposed addition to the Electricity Master Wayleave – Scarborough Road, Bilsthorpe	Western Power Distribution have requested an easement as an addition to the master wayleave for the purposes of installing cables for an electricity supply to the Newark and Sherwood District Councils housing estate via the County Councils land which is used as open space/public footpath.
2803	Eaton Place, Bingham, Notts NG13 8AD Disposal approx. 8 sq metres Land fronting Bingham Methodist Church	Bingham Methodist Church located within the pedestrianised area of Bingham and opposite the library is shortly to be demolished. A new church with retail space is to be built on the site, for which planning permission was granted in July 2014. The retail space is to be used in connection with church related fundraising/charitable activities. However, it has now come to light that the architect's drawings show that part of the frontage of the new building will be built on a slither of County Council land. The land in question is not adopted and the Church have made a request to purchase approx. 8 sq meters of NCC land.
2797	Ernehale Junior School, Derwent Crescent, Gedling Road, Arnold, Nottingham NG5 6TA	Proposed conversion to Academy status
2798	Ernehale Junior School (Academy Conversion) Lease of Caretaker's Property	Ernehale Junior School has been granted Academy Status and converted on 1 st March 2015. The School site will be leased to the Academy on a 125 year lease, and the Caretaker's property will also be let to the Academy but on a shorter term lease of 10 years.
2799	Proposed Addition to the Electricity Master Wayleave – Rookery Park, Huthwaite	The former New Hucknall colliery site is owned by the County Council and has been restored to Rookery Park, a local Country Park. Western Power Distribution (WPD) wishes to lay underground cables as part of a diversion scheme on a 33Kv circuit which supplies the Huthwaite area.
March		
2806	Lease Renewal of Electricity Sub Station - Carlton Forum	Renewal of existing 21 year electricity substation leases in accordance with the terms of the existing agreements
2807	Sale of land at Water Lane, Oxtun	The County Council purchased the freehold interest of approximately 1.25 acres of land in January 1968 from the Oxtun Estate with a view to constructing a replacement school on the site. The proposals for the replacement school were never carried forward and the land has been declared surplus to the Councils requirements. The land has been fully marketed - offers have been received and approval is sought to approve the highest unconditional offer.
2810	The Big House, Edwinstowe - access agreement	The County Council are to be granted rights to landscape a small parcel of land off Church Street, Edwinstowe which is required as part of the works for the new respite

		centre.
2812	Fairground Licence, Sherwood Country Park	The Authority is granting a seasonal licence as in previous years for a children's fun fair at Edwinstowe.
2813	Wayleave - Former Robin Hood Primary & Nursery School (now Bramble Academy)	NCC have received a request from Virgin Media on behalf of the school for a Wayleave for the installation of cabling for internet connection to their network.
2814	Unit 4, Woodland Court, Shireoaks Triangle, Worksop - Lease Renewal	The granting of a new five year lease to the existing tenant, ULMA Packaging Ltd
2815	Land at Camberley Road and Hoewood Road, Bulwell - appointment of agent for disposal	The disposal of a former refuse tip located off Camberley Road and Hoewood Road, Bulwell.

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 23/3/15)

7. This report is for noting only.

Financial Comments (TR 30/3/15)

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

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: 2822

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