

## **Finance and Property Committee**

**Monday, 12 October 2015 at 10:30**

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

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### **AGENDA**

- |    |                                                                                                                                                                    |         |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1  | Minutes of the last meeting held on 14 Sept 2015                                                                                                                   | 5 - 10  |
| 2  | Apologies for Absence                                                                                                                                              |         |
| 3  | Declarations of Interests by Members and Officers:- (see note below)<br>(a) Disclosable Pecuniary Interests<br>(b) Private Interests (pecuniary and non-pecuniary) |         |
| 4  | Financial Monitoring Report Period 5 2015 - 16                                                                                                                     | 11 - 26 |
| 5  | Councillors' Divisional Fund Monitoring Report                                                                                                                     | 27 - 28 |
| 6  | Property Transactions                                                                                                                                              |         |
| 6a | NCC Farms & Smallholdings Portfolio                                                                                                                                | 29 - 36 |
| 6b | Operational Decisions taken outside F&P Cycle Jun - Aug 2015                                                                                                       | 37 - 42 |
| 6c | Disposal of Land at Woburn Lane, Pleasley Hill, Mansfield                                                                                                          | 43 - 48 |
| 7  | Work Programme                                                                                                                                                     | 49 - 52 |

## 8 EXCLUSION OF THE PUBLIC

The Committee will be invited to resolve:-

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“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.

## 9 EXEMPT INFORMATION ITEMS

Exempt appendices to reports:

### 9a NCC Farms & Smallholdings Portfolio EXEMPT

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

### 9b Operational Decisions taken outside F&P Cycle Jun - Aug 2015 EXEMPT

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

### 9c Disposal of Land at Woburn Lane, Pleasley Hill, Mansfield 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          14 September 2015 (commencing at 10.30am)

**Membership**

Persons absent are marked with an 'A'

**COUNCILLORS**

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

Reg Adair	Diana Meale
Chris Barnfather	Liz Plant
A Richard Butler	Daryl Pulk
Kay Cutts MBE	Mike Pringle
Stephen Garner	Ken Rigby

A      Ex-Officio: Alan Rhodes

**OFFICERS IN ATTENDANCE**

Pete Barker, Democratic Services  
Ian Brearley, Team Manager, Property  
Jayne Francis-Ward, Corporate Director, Resources  
Jas Hundal, Service Director, Environment & Resources  
Ivor Nicholson, Service Director, ICT  
Nigel Stevenson, Service Director, Finance, Improvement and Procurement

**MINUTES OF THE LAST MEETING**

The minutes of the last meeting held on 20 July 2015, having been circulated to all Members, were taken as read and were confirmed and were signed by the Chair.

**APOLOGIES FOR ABSENCE**

Councillor Barnfather replaced Councillor Butler for this meeting only.

**DECLARATIONS OF INTEREST**

Councillor Kirkham, Councillor Langton and Jas Hundal all declared a private, non-pecuniary interest in the item on 'Establishing a Joint Venture for Property Design and Operations' as all had attended Scape board meetings, which did not preclude them speaking and/or voting on that item.

Councillor Barnfather declared a private, non-pecuniary interest in the item on 'The Copse at Ridgewood Grove, Ravenshead' as he is the Vice Chairman of Ravenshead Parish Council, which precluded him from speaking and voting on that item.

## **FINANCIAL MONITORING REPORT: PERIOD 4 2015 -16**

### **RESOLVED: 2015/090**

- 1) That the revenue budget expenditure to date and year end forecasts be noted
- 2) That the contingency request be approved
- 3) That the Capital Programme expenditure to date, year end forecasts and variances to the Capital Programme be approved
- 4) That the Council's Balance Sheet transactions be noted
- 5) That the performance of the Procurement Team be noted
- 6) That the performance of the Accounts Payable and Accounts Receivable teams be noted

## **RESTRUCTURE OF THE FINANCE SERVICE**

### **RESOLVED: 2015/091**

That the changes to the Finance Service structure as set out in the report be approved, effective from 1 October 2015.

## **CIPFA EXAMINATION RESULTS**

On behalf of the Committee the Chairman congratulated Chris Wilemski and Andrew Singelton on the successful completion of their CIPFA qualification.

### **RESOLVED: 2015/092**

- 1) That the continuing success of the Joint CIPFA Training Scheme be noted.
- 2) That the Members of the Committee recognise the achievement of the two trainees in successfully completing their CIPFA Professional Qualification.

## **ICT PROGRAMMES AND PERFORMANCE – QUARTER 1, 2015-16**

**RESOLVED: 2015/093**

That the progress against the key programme and performance measures for ICT Services and the priorities for the next 6 month period be noted.

## **PROPERTY TRANSACTIONS**

### **FORMER BEARDALL STREET PRIMARY & NURSERY SCHOOL**

**RESOLVED: 2015/094**

- 1) That the bids received for the site as detailed in the exempt appendix be noted.
- 2) That approval be given to grant a 125 year lease of the former Beardall Street Primary & Nursery School, Beardall Street, Hucknall NG15 7JU on the terms detailed in the exempt appendix.

### **BESTWOOD COUNTRY PARK – PROPOSED LEASE OF MULTI USE SPORTS AREA (MUSA)**

**RESOLVED: 2015/095**

That approval be given to the grant of a 25 year lease of 300 square metres at Bestwood Country Park to Bestwood St Albans Parish Council for the siting and use of multi-use sports equipment on the terms outlined in the exempt appendix.

### **PROPOSED LEASE OF ROOM IN TUXFORD PRIMARY ACADEMY**

**RESOLVED: 2015/096**

That approval be given to the taking of a lease on terms detailed in the exempt appendix.

### **THE COPSE AT RIDGEWOOD GROVE, RAVENSHEAD**

**RESOLVED: 2015/098**

That approval be given to the sale of 1901 square metres of land at Ridgewood Grove, Ravenshead on the terms outlined in the exempt appendix.

## **DANESHILL LAKES, RETFORD – LEASE TO SAILING CLUB**

### **RESOLVED: 2015/099**

That approval be given to the granting of a lease to Daneshill sailing club for the use of Daneshill lakes on the basis outlined in the report and exempt appendix.

## **CHAPEL FARM, LOW STREET, ELSTON**

### **RESOLVED: 2015/100**

- 1) That the bids received for the site as detailed in the exempt appendix be noted.
- 2) That approval be given to the sale of the property on terms detailed in the exempt appendix.

## **WORK PROGRAMME**

Committee requested that the Work Programme be populated for at least six months into the future.

### **RESOLVED: 2015/101**

That the Committee's work programme be noted.

## **EXCLUSION OF THE PUBLIC**

### **RESOLVED: 2015/102**

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**

## **ESTABLISHING A JOINT VENTURE FOR PROPERTY DESIGN AND OPERATIONS**

### **RESOLVED: 2015/103**

- 1) That the appointment of the preferred partner as outlined in the exempt appendix be approved
- 2) That a final business case be developed and brought back to Committee for approval
- 3) That the information set out in the exempt appendix be noted



**FORMER BEARDALL STREET PRIMARY & NURSERY SCHOOL**

**RESOLVED: 2015/104**

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

**BESTWOOD COUNTRY PARK – PROPOSED LEASE OF MULTI USE SPORTS AREA (MUSA)**

**RESOLVED: 2015/105**

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

**PROPOSED LEASE OF ROOM IN TUXFORD PRIMARY ACADEMY**

**RESOLVED: 2015/106**

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

**DISPOSAL OF LAND AT OAKFIELD LANE, MARKET WARSOP**

**RESOLVED: 2015/107**

- 1) That approval be given to the sale of a 0.896 acres site at Oakfield Lane, Market Warsop on terms set out in the exempt appendix.
- 2) That the information set out in the exempt appendix be noted.

**THE COPSE AT RIDGEWOOD GROVE, RAVENSHEAD**

**RESOLVED: 2015/108**

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

**DANESHILL LAKES, RETFORD – LEASE TO SAILING CLUB**

**RESOLVED: 2015/109**

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

**CHAPEL FARM, LOW STREET, ELSTON**

**RESOLVED: 2015/110**

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

The meeting closed at 11.25am.



**12 October 2015****Agenda Item: 4****REPORT OF THE SERVICE DIRECTOR – FINANCE AND PROCUREMENT  
FINANCIAL MONITORING REPORT: PERIOD 5 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. Request approval for an additional contingency request.
3. To provide a summary of Capital Programme expenditure to date and year-end forecasts.
4. To inform Members of the Council's Balance Sheet transactions.

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

5. 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**

6. Table 1 below summarises the revenue budgets and forecast outturn for each Committee. An overspend of £1.3m 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 5**

Forecast Variance as at Period 4 £'000	Committee	Annual Budget £'000	Actual to Period 5 £'000	Year-End Forecast £'000	Latest Forecast Variance £'000
3,596	Children & Young People	136,428	48,046	139,777	3,349
(1,720)	Adult Social Care & Health	207,872	68,176	204,898	(2,974)
655	Transport & Highways	58,312	15,258	58,746	434
4	Environment & Sustainability	30,813	9,260	30,561	(252)
239	Community Safety	2,993	319	3,228	235
(67)	Culture	13,264	6,695	13,220	(44)
(480)	Policy	25,388	9,386	25,104	(284)
(820)	Finance & Property	33,662	16,317	32,902	(760)
(186)	Personnel	3,219	886	3,052	(167)
12	Economic Development	1,527	163	1,530	3
29	Public Health *	5,217	1,286	4,671	(546)
<b>1,262</b>	<b>Net Committee (under)/overspend</b>	<b>518,695</b>	<b>175,792</b>	<b>517,689</b>	<b>(1,006)</b>
-	- Central items	(4,585)	165	(4,585)	-
-	- Schools Expenditure	86	86	86	-
18	Contribution to/(from) Traders	(520)	2,333	(502)	18
<b>1,280</b>	<b>Forecast prior to use of reserves</b>	<b>513,676</b>	<b>178,376</b>	<b>512,688</b>	<b>(988)</b>
-	- Transfer to / (from) Corporate Reserves	(6,363)	-	(6,363)	-
930	- Transfer to / (from) Departmental Reserves	(14,050)	-	(11,783)	2,267
-	- Transfer to / (from) General Fund	(6,038)	-	(6,038)	-
<b>2,210</b>	<b>Net County Council Budget Requirement</b>	<b>487,225</b>	<b>178,376</b>	<b>488,504</b>	<b>1,279</b>

\* The actual net expenditure for Public Health is skewed depending upon the timing of the receipt of grant.

## Committee and Central Items

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

### Children & Young People (forecast £3.3m overspend)

8. The underlying overspend is £2.8m (after planned use of grant reserves and excluding redundancy costs). This is a decrease of £0.3m compared with period 4 mainly due to a decrease in the number of residential placements, Independent Fostering Agency placements and semi-independent living placements expected between now and the end of the financial year. There is a range of mitigating actions being developed and pursued which has included a letter from the Acting Corporate Director to restrict all non-essential spend and to adhere to vacancy control procedures as part of budget control measures. All agency posts require the explicit approval of the Service Director Children's Social Care. There is already a base budget review in process for high spending services within the department and meetings in place to identify other options.

9. The Children's Social Care Division is reporting a forecast net overspend of £2.9m (£2.6m after the planned use of grant reserves), the major contributing variances being:

- £1.6m overspend on staffing due to the continued use of agency staff to cover vacancies in social work and safeguarding teams. This is an increase of £0.1m due to extension of agency contracts
- £0.4m overspend on Provider Services (Looked After Children placements) due to the difficulty in moving children to lower cost in-house placements. This is a decrease of £0.3m due to a decrease in all external 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
- £0.1m underspend on Children's Disability Service (CDS) Residential Homes due to £0.3m vacancies offset by a £0.2m overspend for the under achievement of the income target
- £0.2m overspend on the rest of CDS mainly due to flexible and 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. A bid has been made for £0.2m from the Strategic Development Fund towards this
- £0.1m overspend on Child Arrangement and Special Guardianship Orders due to continuing growth and the longevity of this financial commitment
- £0.2m net underspend on all other budgets mainly due to vacancies within the Family Assessment and Family Resource Service

10. The Education Standards and Inclusion Division is reporting a forecast overspend of £0.6m, mainly due to an overspend on Special Educational Needs and Disability Policy and Provision. There is a continued demand for home to school transport in excess of the budget.

11. The Youth, Families and Culture Division is forecasting an underspend of £0.5m (£0.7m underspend after the planned use of grant reserves) mainly due to an underspend on Early Years and Early Intervention relating to contract savings and pension refunds

12. The Capital and Central Charges area is forecasting a £0.3m 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.

### **Adult Social Care & Health (forecast £3.0m underspend)**

13. The underlying forecast position is an underspend of £0.9m (after the planned use of reserves and excluding redundancy costs).

14. The Strategic, Commissioning, Access and Safeguarding Division is currently reporting a net overspend of £0.1m (£0.3m overspend after the use of reserves). The main variances are:

- Client Contribution income is forecasting a shortfall of £1.5m. This is due to a general decline in personal budget income
- Supporting People are now forecasting a £1.1m underspend due to a reduction on the LD Contract spend of £0.9m

- Use of reserves in the division is £0.2m less than budget due to delays in getting project staffing within Framework and Commissioning.
15. The North Nottinghamshire Division is currently forecasting a net underspend of £1.6m (£1.2m underspend after the use of reserves) against the budget. This is a reduction of £0.1m since period 4. It is comprised of the following:
- Residential Services are still forecasting an underspend of £1.3m. This is primarily due to an underspend on staffing in the Care and Support Centres. It is envisaged the refurbishment of James Hince Court could be met from within the service budget rather than from the use of reserves
  - Day Services and Employment are forecasting an underspend of £1.0m. This is comprised of £0.8m underspend within Day Services and a £0.2m underspend across Supported Employment. These are primarily due to staffing underspends and additional income offsetting an overspend on Transport Services
  - Bassetlaw Community Care are forecasting an overspend of £0.7m due to overspends in Younger Adults
16. The Mid and South Nottinghamshire Divisions are currently forecasting a net combined underspend of £1.1m (£0.4m overspend after the use of reserves). Across Mid, South and North Nottinghamshire (including the £0.7m overspend from Bassetlaw) the major variances on care package costs are:
- Older Adults across the County are currently reporting an underspend of £2.9m; this is a reduction in commitment of £1.3m since last month
  - Younger Adults across the County are reporting an overspend of £3.2m which is an increase of £1.3m since last month. Of this, £0.9m relates to the difference in budget required from Supporting People to cover the LD contract spend
  - Expenditure under the remit of Service Directors and the Principal Social Worker are reporting an underspend of £0.7m due mainly to delays in recruitment
17. There are minor underspends of £0.4m in the Transformation Division.

### **Finance & Property (forecast £0.8m underspend)**

18. This forecast underspend is due to:

- £0.4m 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
- £0.2m underspend on county offices and facilities management due to reduced business rates payable on county offices
- £0.1m underspend within Finance and Procurement relating to staff vacancies in advance of saving requirements in 2016/17
- £0.1m underspend on business support

### **Public Health (forecast £0.5m underspend)**

19. This forecast underspend is due mainly to contract savings against the Sexual Health and Domestic Violence and Abuse Programmes, together with lower than anticipated employee costs against the Public Health Directorate budget.
20. The overall County Council forecast assumes that this net underspend will be transferred to the Public Health reserve.

### **Central Items (nil variance)**

21. Central Items primarily consists of interest on cash balances and borrowing, together with various grants, contingency and capital charges.
22. The Council's original budget included a contingency of £5.1m to cover redundancy costs, slippage of savings and unforeseen events. Following base budget adjustments (£2.4m) being removed from Departmental budgets and contingency requests (£1.7m) approved at previous Finance and Property Committees, the remaining contingency balance stands at £5.8m. Table 1 assumes that the full contingency allocation will be used before year end as new requests are likely to emerge.

### **Request for contingency**

23. On 22 February 2007, the County Council agreed to fund 50% of the financial assistance package created to support traders affected by the construction of the tram route. Claims for this assistance continue to be received and a contingency allocation of £0.5m is requested to fund these committed costs.

### **Transfer to / (from) reserves**

24. A review of reserves has been undertaken to identify surplus departmental reserves that may be released to support the budget. The outcome of this review resulted in £3.6m of departmental reserves being transferred to corporate reserves as part of the overall budget strategy.

### **Progress with savings (forecast shortfall £2.2m in 2015/16)**

25. Given the continued financial challenge that the Council is facing, savings schemes were approved as part of the 2015/16 budget process.
26. Savings options experiencing slippage or non-deliverability issues have been reported to Finance and Committee previously. In addition, a full review of the Business Support Service Review saving identified potential operational risks and implications associated with further business support reductions prior to changes in working practices. It was concluded that plans to drive out further business support savings should be developed within a new project aligned to plans developed by operational managers under the 'Redefining Your Council' framework. As a result, £1.4m will be slipped from 2015/16 with £0.5m re-profiled into 2016/17, £0.4m into 2017/18 and £0.4m into 2018/19.

27. The recent review of Redefining Your Council (considered by Policy Committee in July 2015) noted that transformation is inherently risky to deliver and that the task of achieving significant budget savings becomes increasingly difficult over time, as change is overlaid upon change. Considerable lessons have been learned from savings projects which have been approved and delivered to date. Whilst programme and project management arrangements have been effective, a stronger approach to the identification and management of the assumptions which underpin projects is being put in place to ensure that they are evidenced and challenged prior to full implementation.

### Capital Programme

28. 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	6,886	
		6,886
Variations funded from other sources : Net slippage from 2014/15 and financing adjustments	8,873	
		8,873
<b>Revised Gross Capital Programme</b>		<b>127,798</b>



29. Table 3 shows actual capital expenditure to date against the forecast outturn at Period 5.

**Table 3 – Capital Expenditure and Forecasts as at Period 5**

<b>Committee</b>	<b>Revised Capital Programme £'000</b>	<b>Actual Expenditure to Period 5 £'000</b>	<b>Forecast Outturn £'000</b>	<b>Expected Variance £'000</b>
Children & Young People	50,240	7,532	44,922	(5,318)
Adult Social Care & Health	7,613	1,371	5,713	(1,900)
Transport & Highways	40,660	15,065	40,278	(382)
Environment & Sustainability	2,416	189	2,516	100
Community Safety	-	-	-	-
Culture	1,532	622	1,359	(173)
Policy	1,410	805	1,425	15
Finance & Property	15,337	3,928	15,081	(256)
Personnel	298	20	298	-
Economic Development	7,554	2,544	7,554	-
Contingency	738	-	738	-
<b>Total</b>	<b>127,798</b>	<b>32,076</b>	<b>119,884</b>	<b>(7,914)</b>

30. In the Children and Young People's Committee, there is a total forecast underspend of £5.3m. This is as a result of slippage against the School Places programme (£4.6m) and savings identified against the School Capital Refurbishment programme (£0.7m).

31. In the Adult, Social Care and Health Committee, there is a total forecast underspend of £1.9m. This is as a result of lower forecast expenditure against the Supported Living programme as initial objectives of the programme have been met with lower than expected capital spend.

**It is proposed that the Adult Social Care and Health capital programme is varied to reflect the underspend identified against the Supported Living capital programme.**

32. In the Transport and Highways Committee, a forecast underspend of £0.4m has been identified. This is mainly as a result of a £1.5m forecast underspend against the Rolls Royce Development project as planning issues have delayed the start of this project.

**It is proposed that the Transport and Highways capital programme is varied to reflect the slippage identified against the Rolls Royce Development programme.**

33. This is offset by a £1.1m over-programming against the Road Maintenance and Renewal and Integrated Transport Measures programmes. Work is on-going to drive this forecast overspend down and to manage within the approved budget.

## Financing the Approved Capital Programme

34. 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**

<b>Committee</b>	<b>Capital Allocations £'000</b>	<b>Grants &amp; Contributions £'000</b>	<b>Revenue £'000</b>	<b>Reserves £'000</b>	<b>Gross Programme £'000</b>
Children & Young People	17,536	26,486	817	5,401	50,240
Adult Social Care & Health	6,733	800	45	35	7,613
Transport & Highways	16,049	23,469	-	1,142	40,660
Environment & Sustainability	1,187	729	500	-	2,416
Community Safety	-	-	-	-	-
Culture	1,232	70	-	230	1,532
Policy	1,406	-	-	4	1,410
Finance & Property	13,348	50	-	1,939	15,337
Personnel	-	118	-	180	298
Economic Development	4,109	3,445	-	-	7,554
Contingency	738	-	-	-	738
<b>Total</b>	<b>62,338</b>	<b>55,167</b>	<b>1,362</b>	<b>8,931</b>	<b>127,798</b>

35. It is anticipated that borrowing in 2015/16 will decrease by £1.3m from the forecast in the Budget Report 2015/16 (Council 26/02/2015). This decrease is primarily a consequence of:

- £8.9m of net slippage from 2014/15 to 2015/16 and financing adjustments funded by capital allocations.
- Variations to the 2015/16 capital programme funded from capital allocations totalling £2.1m as approved to the September 2015 Finance and Property Committee.
- Net slippage in 2015/16 of £8.1m of capital expenditure funded by capital allocation identified as part of the departmental capital monitoring exercise.

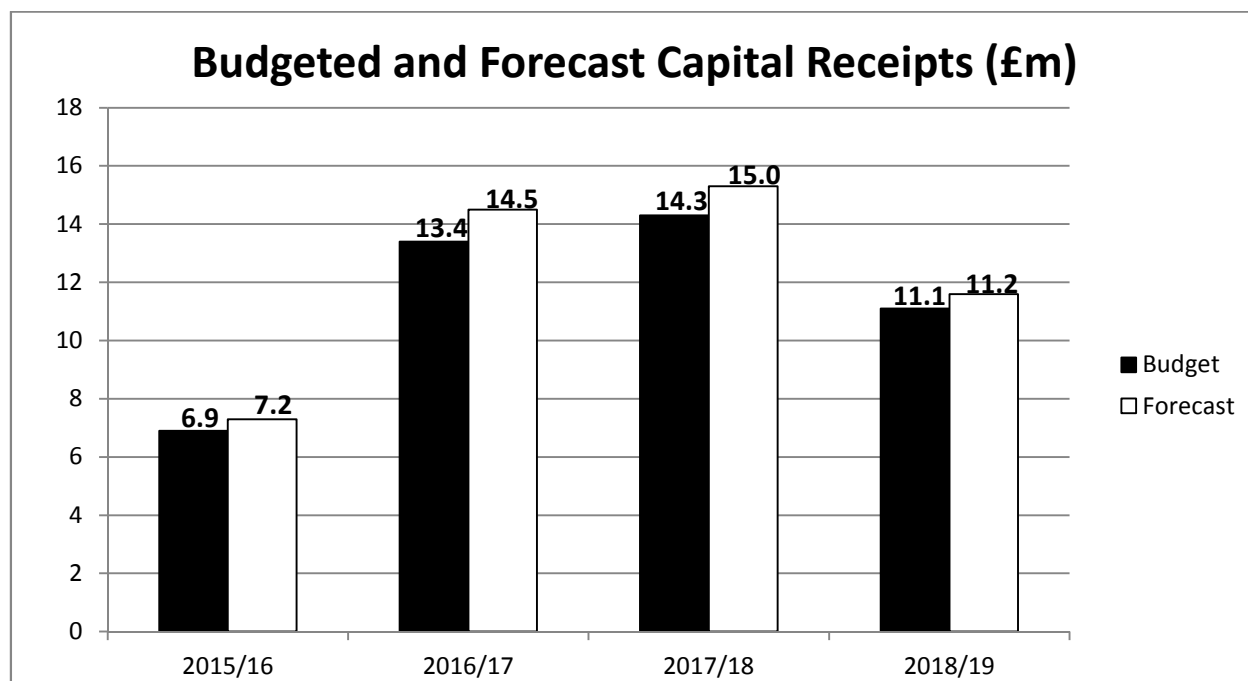
## Prudential Indicator Monitoring

36. 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

37. 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.

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



39. 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.

40. The capital receipt forecast for 2015/16 is £7.2m. To date in 2015/16, capital receipts totalling £5.1m have been received.

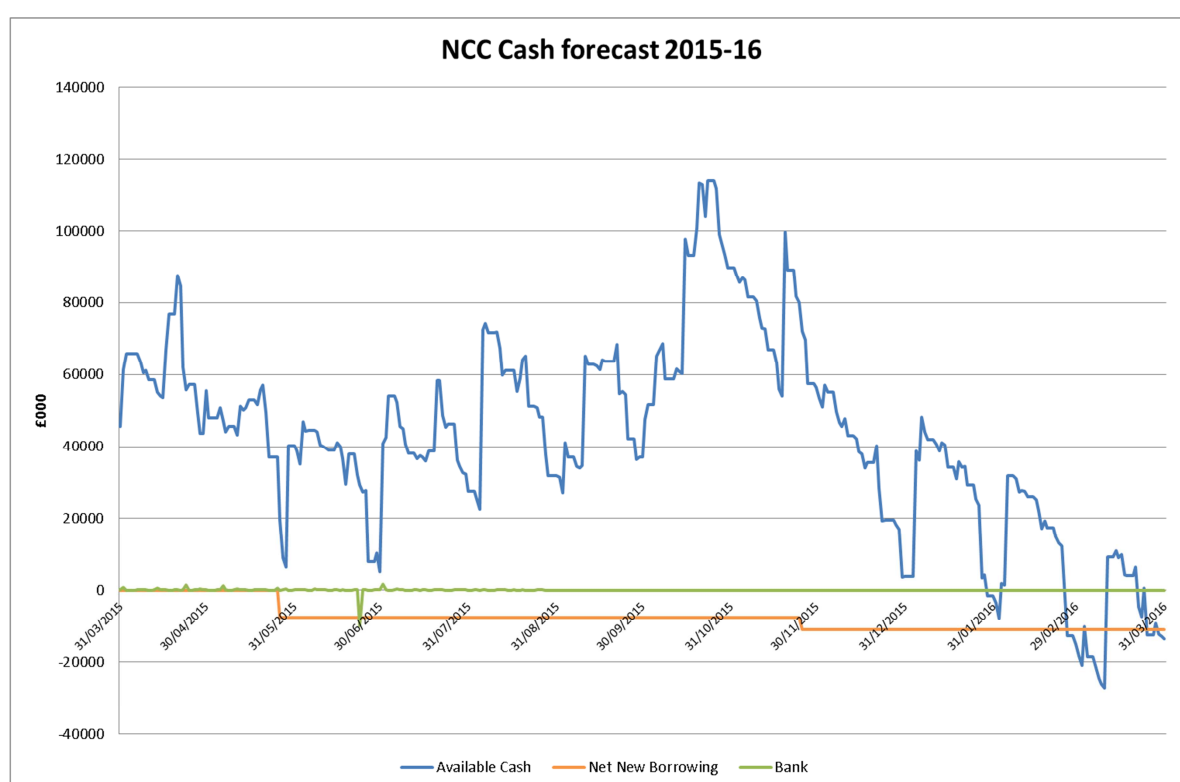
41. The number and size of large anticipated receipts increase the risk that income from property sales will be below the revised forecasts over the next three years. Although the forecasts incorporate an element of slippage, a delay in receiving just two or three large receipts could result in sales being lower than the forecast.

42. 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.

## Treasury Management

43. 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.

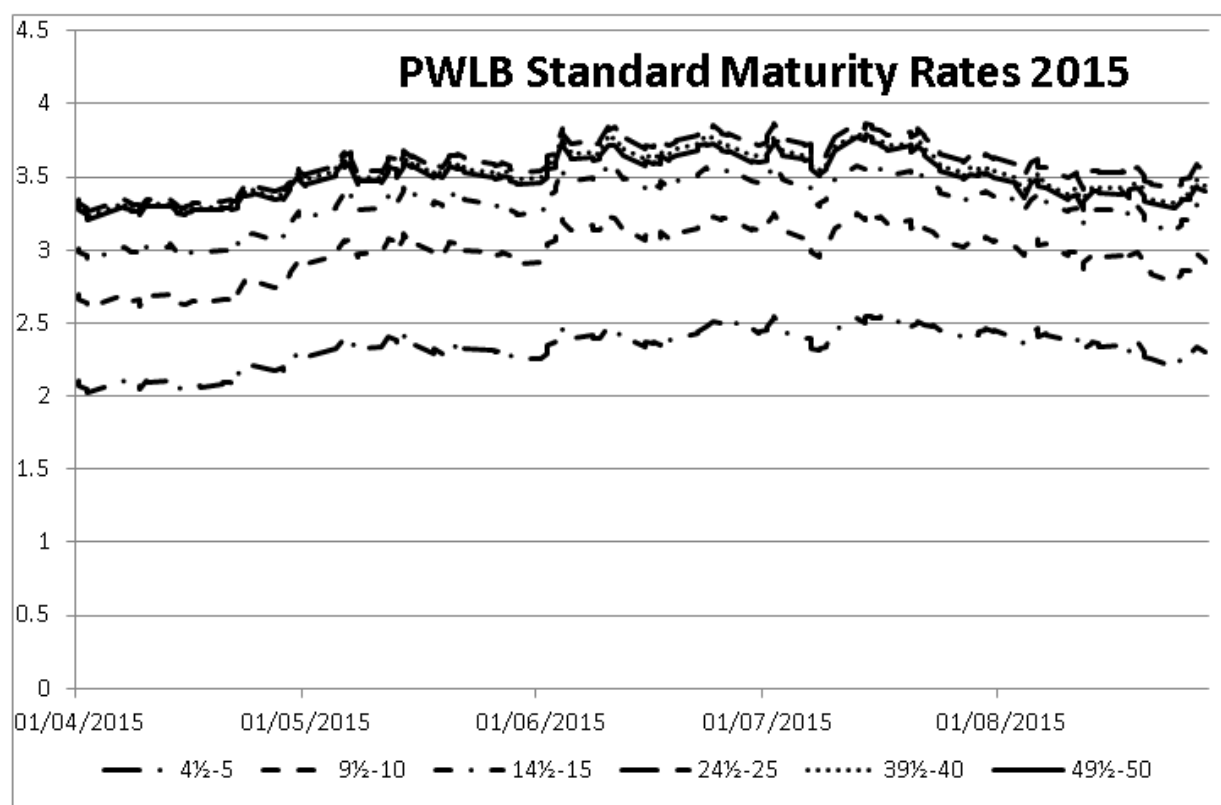
44. The forecast below shows a need to borrow before the end of the financial year, possibly as soon as Dec-Jan. Based on the most recent capital monitoring and reserves forecasts it is estimated that approximately £47m will be required, although no forecast borrowing has been included in the chart.



45. The chart above gives the following information:

<b>Available cash</b>	Surplus cash (invested in call accounts or money market funds) or a shortfall of cash indicating a need to borrow.
<b>Net new borrowing</b>	New loans taken during the year net of principal repayments on existing borrowing.
<b>Available cash</b>	That element of surplus cash held in the Council's Barclays Bank account.

46. Daily cash management aims for a closing 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 PWLB, the market or other local authority, as well as repayments on existing borrowing. To date for 2015/16 there has been no new borrowing.
47. PWLB rates are monitored closely in order to feed into decisions on new borrowing. Longer term rates are currently slightly higher than they were at the beginning of the year although they have dropped off recently. Shorter term rates have drifted up by nearly 0.5%. The Council is able to take advantage of the PWLB "certainty rate" which is 0.2% below the standard rates. The chart below shows the movement in standard PWLB maturity rates during 2015.

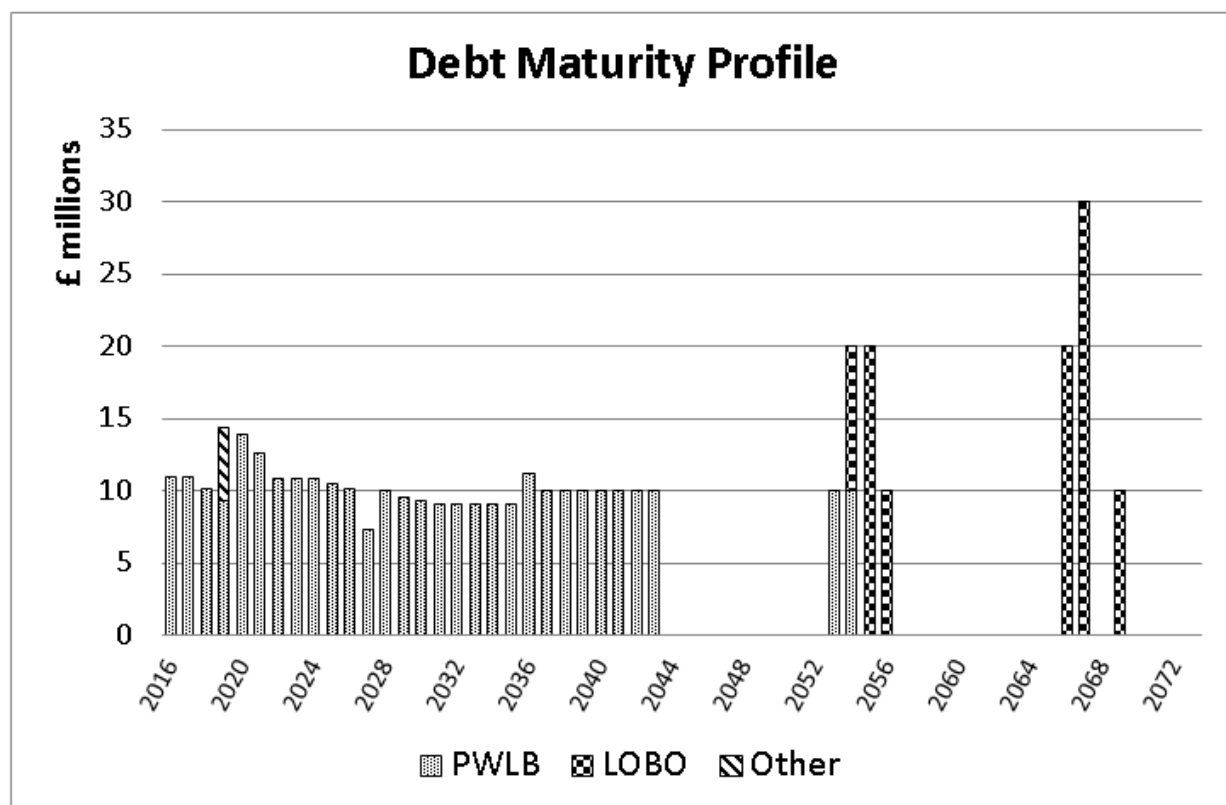


48. The Treasury Management Strategy for 2015/16 identified a need for additional borrowing of £78m to fund the capital programme, replenish internal balances and to replace maturing debt. This has since been adjusted to £47m in light of the most recent forecasts for capital expenditure and use of reserves.

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

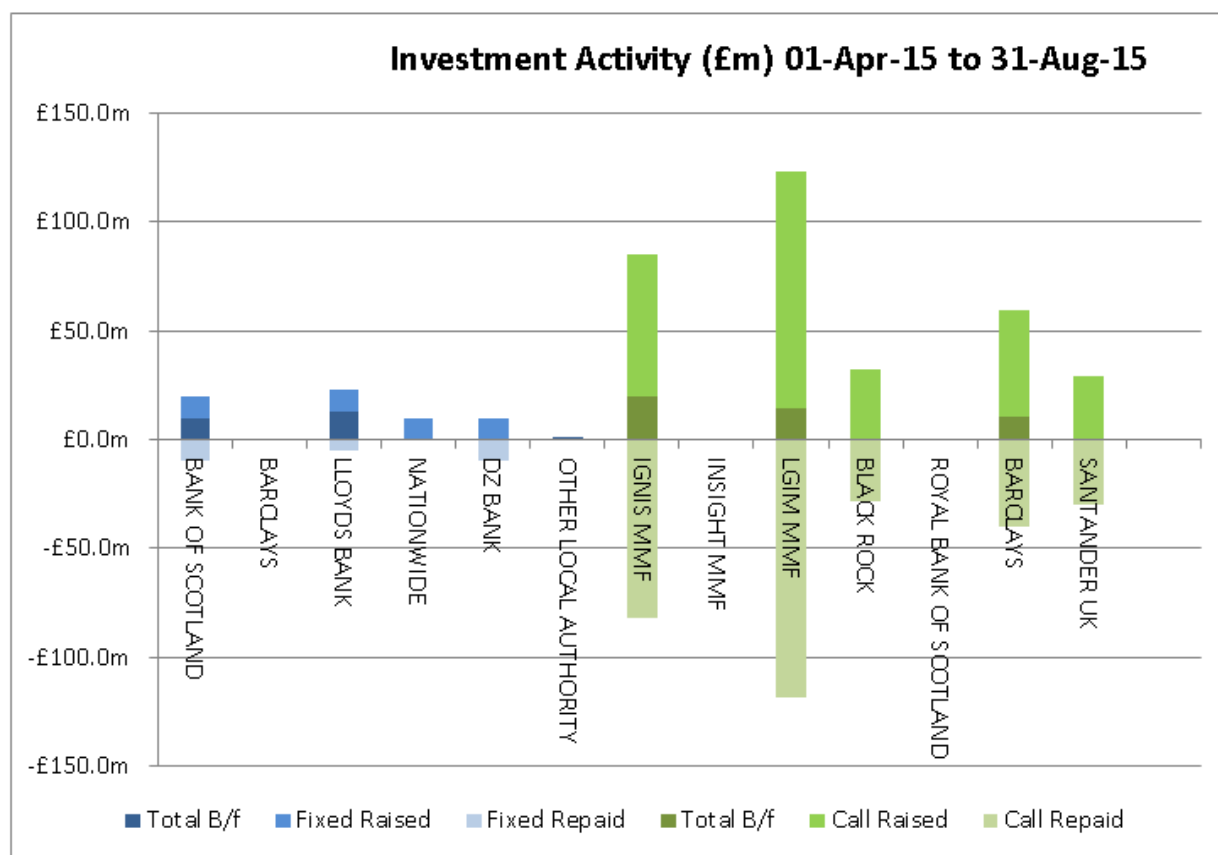
- expected movements in interest rates
- current maturity profile
- the impact on revenue budgets and the medium term financial strategy
- the treasury management prudential indicators

49. As the cashflow forecast above indicates, additional borrowing is likely to be undertaken later in the calendar year, once cash 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). These loans are treated as fixed rate loans (on the basis that, if the lender increases the rate at an option point, the Council will repay the loan) and were all taken at rates lower than the prevailing PWLB rate at the time. The 'other' loan denotes 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.



50. The investment activity for 2015/16 to the end of August 2015 is summarised in the chart and table below. Outstanding investment balances totalled £70.2m at the start of the year and £71.35m at the end of the period. This is in line with the forecast cash flow profile for the year.

	Total B/f £ 000's	Total Raised £ 000's	Total Repaid £ 000's	Outstanding £ 000's
Bank of Scotland	10,000	10,000	(10,000)	10,000
Barclays	-	-	-	-
Lloyds Bank	13,000	10,000	(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	65,450	(81,800)	3,650
Insight MMF	-	-	-	-
LGIM MMF	14,550	108,800	(118,450)	4,900
Black Rock	500	32,050	(28,600)	3,950
Royal Bank of Scotland	-	-	-	-
Barclays	10,650	48,450	(39,750)	19,350
Santander UK	-	29,500	(29,500)	-
<b>Total</b>	<b>70,200</b>	<b>324,250</b>	<b>(323,100)</b>	<b>71,350</b>



## **Procurement Performance**

51. 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 7 report.

## **Debt Recovery and Accounts Payable Performance**

52. 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 7 report.

## **Statutory and Policy Implications**

53. 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 approve the contingency request
- 3) To note the Capital Programme expenditure to date and year end forecasts and approve variances to the Capital Programme
- 4) To note the Council's Balance Sheet transactions

**Nigel Stevenson Service Director – Finance, Procurement and Improvement Division**

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

Glen Bicknell - Senior Finance Business Partner, Senior Accountant

Simon Cunnington - Senior Accountant, Pensions and Treasury Management

### **Constitutional Comments (HD 30/09/15)**

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

### **Financial Comments (GB 22/09/2015)**

83. 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



**12 October 2015****Agenda Item: 5**

## **REPORT OF THE CORPORATE DIRECTOR, RESOURCES**

### **COUNCILLORS' DIVISIONAL FUND MONITORING REPORT**

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

1. To inform committee of grants awarded under the Councillors' Divisional Fund (CDF), and to report on the two grants audited for compliance with the CDF Policy and Guidance, and identify two further grants for audit.

#### **Information and Advice**

2. Policy Committee on 7 May 2014 approved a revised Policy and Guidance for the CDF, following the decision in the County Council budget to reduce the amount available from £10,000 to £5,000 per member.
3. Between five and ten applications annually will be subject of an audit which will include ensuring that the monies provided have been spent in accordance with the application made.
4. The last two applications selected for audit were

Carlton East: Cllr John Clarke

Marion Murdoch Court, Gedling: £150 for Christmas activities for residents

Southwell: Cllr Bruce Laughton

Wellow Parish Council: £250 for repairs to wooden bridge in playground

In both these cases, the grant was spent in accordance with the application.

5. The next grants to be audited are:

Bramcote and Stapleford: Councillor Jacky Williams

Haven Church Youth Centre: £175 for equipment

West Bridgford Central and South: Councillor Liz Plant

Bridgefest Festival: £300 for prizes and food

The findings of these audits will be reported to Committee in January 2016.

## **Reason for Recommendation**

6. This report complies with the revised Policy and Guidance approved by Policy Committee on 7 May 2014.

## **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**

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

**Jayne Francis-Ward**  
**Corporate Director, Resources**

**For any enquiries about this report please contact:**  
Paul Davies, Democratic Services tel 0115 977 3299

## **Constitutional Comments**

8. This report is for noting purposes only.

## **Financial Comments (SES 01/10/15)**

9. There are no specific financial implications arising directly from this report.

## **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.

- Report to Policy Committee, 7 May 2014

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

- All

12 October 2015

Agenda Item: 6a

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

### **NOTTINGHAMSHIRE COUNTY COUNCIL FARMS AND SMALLHOLDINGS PORTFOLIO**

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

1. This report considers options for the future management of the Authority's rural portfolio and makes recommendations for consolidation of the Estate.

#### **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. Nottinghamshire County Council owns 25 farms & smallholdings spread throughout the County with a total area of approximately 1300 acres (526 Hectares). The locations of these are shown on the attached plans.
4. These farms were acquired over a number of years to meet policy objectives pertaining at those times. For instance, the purchase of agricultural land adjacent to urban areas to facilitate future development allowing the Authority to both generate a capital receipt and have input in the local development process. An example of this is land at Gamston which is potentially part of major South Nottingham development opportunities.
5. Other holdings were purchased to support rural policy pertaining at those times to allow new entrants into agriculture. These holdings are in more rural areas with less potential for medium term development. One such example is Westfield Farm at Westborough in South Kesteven District, Lincolnshire.
6. The Authority also has other land holdings which are currently in agricultural use but which do not form part of this Portfolio. For example those which were acquired to facilitate development / corporate objectives, e.g. road schemes, Lyndhurst, Rushley Farm West etc. and agricultural/rural holdings held as part of the Green Estate. The review of these other holdings is being conducted outside the scope of this Report.

7. The approximate capital value (taken from the Asset Management system) of all holdings is approximately £8.5 million. This figure relates purely to their value in existing use and does not include any values attributable to development potential.
8. The farms are let on different types of agricultural tenure and the rental income received is £115,000 per annum. The schedule in the appendix lists the basis of tenure for each holding, either 86 Act tenancies or 95 Act Farm Business Tenancies.
  - The 86 Act (Agricultural Holdings Act 1986) tenancies are lifetime tenancies, which terminate upon death of the tenant.
  - The 95 Act (Agricultural Tenancies Act 1995) tenancies are for fixed periods of two years and upwards. Since 1995, these are now the norm in respect of lettings.
9. A review of the portfolio was carried out in 2010 at which time it was recommended that five holdings were sold. The five properties were subsequently sold via public auction resulting in net capital receipts of £3.8 million.
10. Historically the Council employed an in house specialist Rural Practice surveyor to manage these holdings. Following retirement and deletion of this post in 2010 management has been covered by Estates Surveyors with support from external specialist Rural Practice surveyors.
11. Up until 2015, no rent reviews had been carried out since 2009. This is due to the passing rents being, in general, at or about market levels, and the fact that between 12 and 24 months' notice is required to instigate a review. External specialist Rural Practice surveyors were instructed in 2013 and have now reviewed the rents at 5 holdings. This has resulted in an overall rent increase of 37% with two further reviews under negotiation. It is intended to have further reviews carried out on an additional ten properties in the next 24 months.
12. Approximately one half of the holdings comprise land only (63% by area), whilst the remainder have buildings (farm dwelling houses, barns and other agricultural buildings).
13. Where there are buildings on the holdings the Council has repairing liability under the terms of the tenancy agreements. The present listed cost of repairs needed to put the houses & buildings into satisfactory condition is £1.36 million (Source NCC Condition Survey, November 2014).
14. A further comprehensive review of the portfolio has recently been carried out. From this review it is recommended that the following strategy be adopted:
  - i. Category A: those holdings with short to medium term significant development potential which it is recommended should be retained and appropriately managed until such time as the Holdings can be disposed of for their full development potential. These holdings number twenty, of which ten have houses and buildings. Current repairing liabilities amount to £765,000. An estimate of the likely proceeds from the eventual sale of these holdings for their (future) development potential is contained in the exempt

appendix, but it should be remembered that these sales will take several years to accomplish (planning requirements etc.)

- ii. Category B: Holdings considered to have limited or no potential for significant development which are primarily recommended for disposal. These number five, four of which have houses and buildings. Current repairing liabilities amount to £570,000 whilst rental income is £21,000 per year. The proposed terms for the sale of individual holdings will be the subject of individual reports to future meetings of Committee. An estimate of the likely capital proceeds from the sale of Category B holdings is contained in the exempt appendix.

The exempt appendix details the farms and smallholdings portfolio, categorised as detailed above.

15. Disposals of Category B holdings will be scheduled in order of the expected highest capital receipt. Advice will again be sought from specialist Rural Practice surveyors as to the timings and method of disposal for each, with a target to completing all sales within the next 12 months, commencing at the earliest opportunity.

16. Any capital receipt generated from disposals will be used for debt repayment.

17. Savills LLP report that the farmland market has shown extraordinary growth during the past five years. This is due to various factors, including:

- Demand outstripping supply (E. Midlands 5 year average supply has fallen by over 30%, and 2014 witnessed the smallest number of acres publicly marketed since the end of World War 2).
- New entrants into the market
- Profitable farming
- Inheritance tax benefits
- Economies of scale
- Low interest rates
- Banks with a real appetite to lend to agriculture

TABLE 1

### Historical value growth over the past two decades

Type	2004 to 2014	1994 to 2004
Prime arable	277%	41%
All types	254%	40%
Poor grassland	260%	38%

Source: Savills Research

## Other Options Considered

18.

A) Disposal of the entire portfolio. The estimated capital receipt would be in the

region of £8.5 million if sold as is and tenanted. It is difficult to have certainty around a valuation in view of the need for a thorough examination of each holding to ascertain development values etc. Disposal of the holdings could generate a significant capital receipt but a loss of income of £115,000 per year at present levels. Where development potential exists, the capital receipts from the sale of land for its development potential will be significantly greater than sale for existing agricultural uses. If all holdings were sold then the Authority would lose the opportunity to influence the development process in areas of growth. This scenario is not recommended.

B) Retention of the entire portfolio. This scenario is not recommended either. Whilst this is sensible for those holdings having short/medium development potential there is merit in considering the disposal of holdings which have no long term development potential and/or holdings which have a major repairing liability with little prospect of a significant increase in rent.

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

19. i) To produce a capital receipt for the Authority allowing debt repayment;
- ii) To reduce future repairing liabilities.

### **Statutory and Policy Implications**

20. 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 Strategy outlined above is approved by the Committee.

**Jas Hundal**

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

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

### **Constitutional Comments (CEH 22.09.15)**

21. The recommendation falls within the remit of the Finance and Property Portfolio. When disposing of its land the Council is required to obtain the best price reasonably obtainable on the open market.

### **Financial Comments (GB 21.09.15)**



22.The financial implications of the proposed strategy are set out in the body of the report.

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

23.None.

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

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

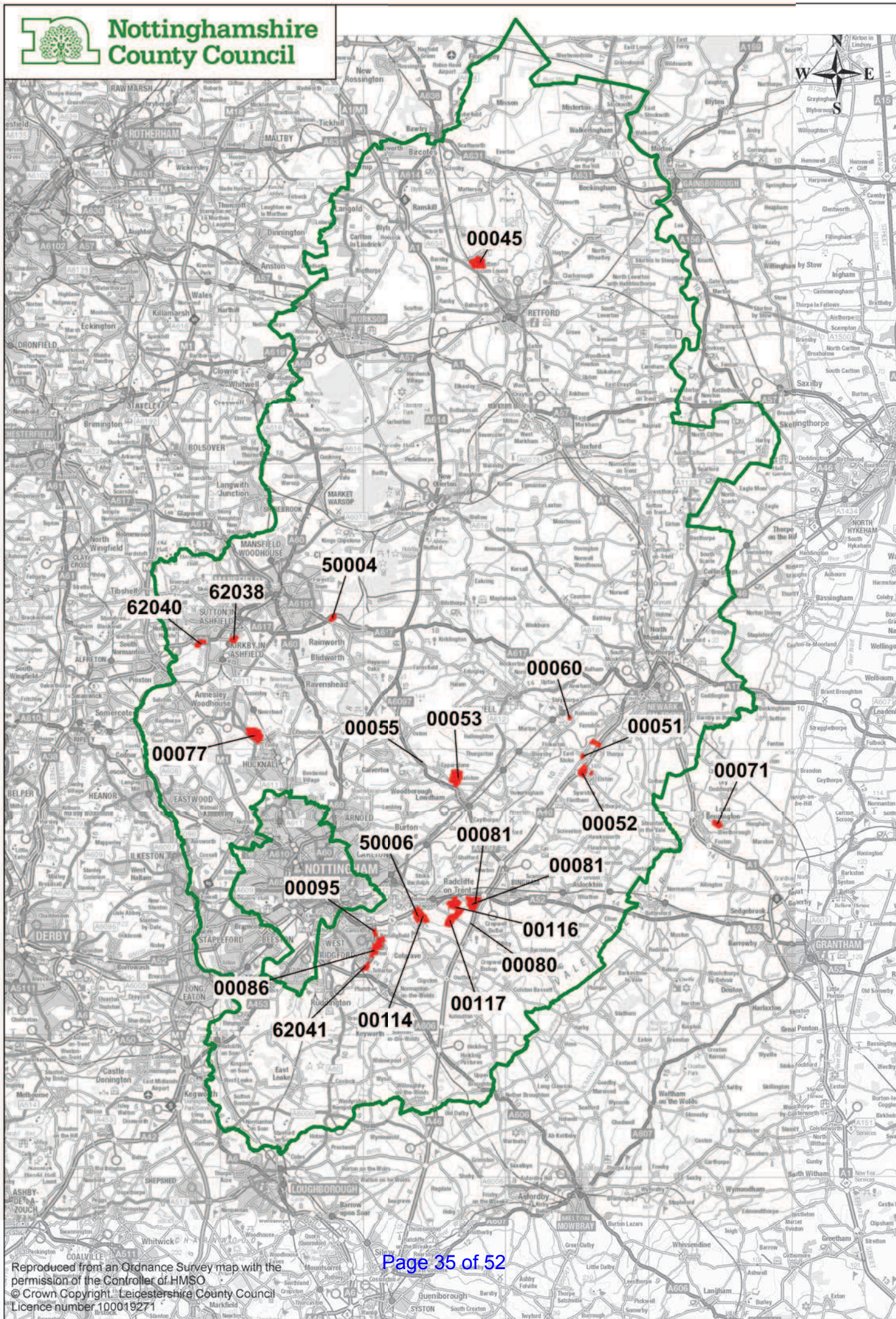
File ref.: /TS/SB/09998

SP: 2924

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











12 October 2015

Agenda Item: 6b

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

### **OPERATIONAL DECISIONS TAKEN OUTSIDE THE FINANCE AND PROPERTY COMMITTEE CYCLE JUN - AUG 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 June 2015 and August 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)
June		
2887	<b>Abbey Gates Primary School, Vernon Crescent, Ravenshead, Nottingham, NG15 9BN – Car Park Licence</b>	Nottinghamshire County Council (The Abbey Gates Primary School) held a Licence for the parking of staff vehicles in the adjacent car park, owned by the Village Hall. This was terminated by the Village Hall & terms have now been agreed for the School to enter into a new Agreement for the use of 15 spaces.
2890	<b>Top Wighay Farm – Alternation of the</b>	Extend the agreed termination date of a new Farm Business Tenancy.

	<b>Termination Date of Farm Business Tenancy</b>	
2883	<b>Arnbrook Children's Centre – Lease to Little Beans Childcare Ltd</b>	Following the successful tender, Little Beans Childcare Ltd will take up occupation of the Children's Centre in September 2015. The lease formalises their occupation.
2888	<b>Chuter Ede Primary School – Fernwood Annex – Licence to Fernwood Day Nursery Ltd</b>	Licence formalising the occupation for a wrap provision. Fernwood Day Nursery Ltd have been operating from the school site since September 2014 without the benefit of a formal agreement. The licence will formalise their occupation.
2886	<b>Ollerton Primary School – Lease to Luan's Little People</b>	Following the successful tender, Luan's Little People will take up occupation of part of the school site to provide a childcare facility from September 2015. The lease formalises their occupation.
2879	<b>Bellamy Road Children's Centre – Licence to Townrow Tiny Tots Day Nursery Ltd</b>	Following the successful tender, Townrow Tiny Tots will take up occupation of the Bellamy Road Children's Centre in September 2015. The licence formalises their occupation.
2881	<b>Kirkby Central and West Children's Centre – Lease to BJ Wrap Around CIC</b>	Following the successful tender, BJ Wrap Around CIC will take up occupation of the Children's Centre in September 2015. The lease formalises their occupation.
2882	<b>Forest Town Children's Centre – Lease to BJ Wrap Around CIC</b>	Following the successful tender, BJ Wrap Around CIC will take up occupation of the Children's Centre in September 2015. The lease formalises their occupation.
2891	<b>Coppice Farm Primary School – Licence to BJ Wrap Around CIC</b>	Licence formalising the occupation for a wrap around provision. Following a successful tender process, BJ Wrap Around will take up occupation in September 2015 offering the wrap around provision.
2880	<b>Children's Centre, Marjorie Street, Rhodesia – Licence to Townrow Tiny Tots Day Nursery Ltd</b>	Following the successful tender, Townrow Tiny Tots will take up occupation of the Children's Centre in September 2015. The licence formalises their occupation.
2884	<b>Alderman Pounder Infant School – Lease to Bouncing Beans</b>	Lease formalising the occupation for a wrap provision. Bouncing Beans are currently occupying the former caretaker's property by way of a licence offering wrap around provision for the pupils attending the school. Due to the popularity of the club, further accommodation is required. Bouncing Beans have recently received planning permission to install a modular classroom on the site from which the club will operate. The mobile classroom will be purchased by Bouncing Beans and at the end of the lease period Bouncing Beans will be responsible for removing the building, disconnecting all services and reinstating the land to its original condition.
2874	<b>Licence to underlet for a Substation at the Manor Academy</b>	The Manor Academy has requested landlords consent from the County Council for a licence to underlet land for a substation on the detached school playing field. Approval was granted in August 2011 for the school to convert to Academy status.
2873	<b>The Sir Donald Bailey Academy (formerly Bowbridge Primary School), Newark – lease of modular building to Nottinghamshire</b>	The granting of a ten year lease to Nottinghamshire Healthcare Trust to formalise their existing occupancy of the modular building located within the Sir Donald Bailey Academy site.

	<b>Healthcare Trust</b>	
2885	<b>Former Cotgrave Colliery – Variation to Deed of Grant</b>	The County Council entered into a deed of grant with Barrett David Wilson Homes (BDW) to facilitate development of the former Colliery at Cotgrave. It is proposed to make some slight amendments to this deed to allow repositioning of some sewers (due to ground conditions) and re-profiling of the landscaped areas fronting the Country Park.
2876	<b>Proposed Garden Licence to the rear of 9 Parkgate, Hucknall, Nottingham NG15 8DS</b>	Since 2006 NCC has granted a number of Garden Licences to residents whose properties on The Drift, Parkgate & Piper Close, Hucknall, back onto the Robin Hood Railway Line. Between the railway line & their rear boundaries is a strip of vacant land & this has been let to individuals who have requested to extend their rear gardens. A Garden Licence was granted to the joint residents of 9 Parkgate on 30 May 2013. There has now been a change of circumstances & a request has now been received for a new Licence to be granted to the single occupier of the property.
2875	<b>Former Retford Highways Depot, Bolham Lane, Retford, Notts, DN22 6SU – Appointment of Agent to Market the site by Private Treaty &amp; Informal Tender</b>	This former depot was occupied by NCC's Highways Department & they have now transferred to Bilsthorpe Depot. The premises are now surplus to the County Council requirements & it is therefore proposed to dispose of the property by Informal Tender & Private Treaty and to appoint Savills to act as agent for NCC.
<b>July</b>		
2896	<b>Proposed Garden Licence to rear of 24 Piper Close, Hucknall, Nottingham NG15 8DS</b>	Since 2006 NCC has granted Garden Licences to 12 residents whose properties on The Drift, Parkgate & Piper Close, Hucknall, back onto the Robin Hood Railway Line. Between the railway line & their rear boundaries is a strip of vacant land & this has been let to individuals who have requested to extend their rear gardens. A similar request has now been received from the resident of 24 Piper Close who has recently purchased the property.
2910	<b>Unit 2 Fairway Court Wigwam Lane, Hucknall</b>	The granting of a three year lease to NG15 cars for car preparation and sales.
2912	<b>Alteration of the termination date at Top Wighay Farm, Hucknall – David Wilson Homes</b>	Extend the agreed termination date of a contract for the sale of Phase 1B to David Wilson Homes (DWH).
2895	<b>Sale of Land adj The Lodge, Debdale Lane, Mansfield Woodhouse</b>	<p>As part of a British Coal Deal in 1997 relating to 8 spoil heaps, resulting from the colliery closure programme, the County Council acquired 60 ha of the former Sherwood Colliery Tipping complex for restoration as commercial and amenity woodland, open to public access. Shortly after the restoration commenced on the main site, Mansfield District Council approached the County Council with a request to modify proposals so as to develop 2.918 ha as an industrial development and permanent station interchange for the Robin Hood Line, plus car park</p> <p>As a result a new highway junction was created annexing the land adj to The Lodge from the original transfer. The owner of the Lodge subsequently fenced in a large section of this annexed piece with the rest being severely sloped and adj to the highway to the side and rear.</p> <p>The owner of the Lodge has now requested to purchase the fenced in area and has agreed if successful to purchase the</p>

		remaining sloped and overgrown area.
2911	<b>Beeston Fields Primary &amp; Nursery School Lease of Caretaker's Property</b>	Beeston Fields Primary & Nursery School has been granted Academy Status and will convert in September 2015. The School site will be leased to the Academy Trust on a 125 year lease and the Caretaker's property will also be let to the Trust but on a shorter term lease of 10 years.
2900	<b>Transfer of Land on Peveril Drive, Sutton-in-Ashfield</b>	Highway land which has been enclosed by 15 Peveril Drive. Adverse Possession claimed as the land has been incorporated within the curtilage of the house for many years.
2901	<b>Ollerton Primary School – Licence to Ollerton Out of School Care</b>	Formalising the wrap around and holiday care facility at the school.
2902	<b>Tuxford Primary Academy, Tuxford Consent to sub-let part</b>	In accordance with the Academy lease, the Academy are seeking consent to grant a sub-lease of a room within the Academy for the purposes of a library. The sub-lease would be granted to the County Council, and this lease would be subject to a further approval.
2899	<b>Retail Unit, Mansfield Bus Station – Licence to Assign Lease</b>	The County Council are to grant permission for the lessee (GT News) of the kiosk in the Bus Station to assign the lease to another company (James Convenience Retail Limited).
2905	<b>Licence of car parking spaces for MASH Mercury House</b>	The County Council are taking a licence for 18 additional car parking spaces. Rolling mutual break upon 14 days prior written notice.
2904	<b>Licence for car parking spaces for MASH Mercury House</b>	The County Council are taking a Licence for 7 additional car parking spaces. Rolling mutual break upon 14 days prior written notice.
2908	<b>Access Licence of Land on Alfreton Road, Nottingham</b>	Change of ownership of the former People First Centre requires a new Licence to access the property or the transfer of land to Nottingham City Council.
1851	<b>Proposed Non-Domestic Rating Settlements – June 2015</b>	Non-domestic rating settlements by Gerald Eve, the Council's appointed rating agent. A total of 2 properties are proposed for settlement and have will result in a saving to the Authority of £9,489.49 over the life of the current rating list (2010-2017), less the agent's fee of 3.95% (£374.83).
2898	<b>3.19 Ha land at Warsop Vale Coal Stocking Yard – Farm Business Tenancy</b>	It is proposed to let 3.19 Ha of reclaimed land at the former Warsop Vale coal stocking yard on a 5 year farm business tenancy. The tenant will manage the site to ensure the continued development of the grassland for conservation purposes.
2915	<b>Children's Centre, Marjorie Street, Rhodesia – Licence to Townrow Tiny Tots Day Nursery Ltd</b>	Following approval to the Licence on 26/6/15, this decision seeks to amend the previously agreed operating hours from 1-6pm to 12-6.30pm
2917	<b>Bellamy Road Children's centre – Licence to Townrow Tiny Tots Day Nursery Ltd</b>	Following approval to the Licence on 26/6/15, this decision seeks to amend the previously agreed operating hours from 1-6pm to 12-6.30pm
<b>August</b>		
2919	<b>Playing Field off College</b>	The playing field is currently let to the Parish Council. The Parish



	<b>Street, East Bridgford – Landlord's Consent</b>	<p>Council own an adjoining pavilion occupied by the sports club. This pavilion cannot be occupied due to a fire and the Parish Council wish to place temporary buildings on the playing field whilst work is undertaken to the fire damaged pavilion.</p> <p>Approval is being granted to permit the Parish Council to erect temporary buildings and also for them to grant temporary Licences to the Sports Club and contractor whilst work is undertaken to the fire damaged pavilion.</p> <p>The terms for the Licences shall be as per the County Council's standard approved Licence terms with each party bearing their own costs incurred.</p>
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### **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 (CEH 22.09.15)**

7. The report is for noting purposes only.

### **Financial Comments (TR 18.09.15)**

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

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

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9. None.

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

10. Ward(s): all  
Member(s): all

File ref.: /SB/SB/09998

SP: 2928

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

12 October 2015

Agenda Item: 6c

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

### **DISPOSAL OF LAND AT WOBURN LANE, PLEASLEY HILL, MANSFIELD**

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

1. To seek approval to enter into a contract for the sale of land at Woburn Lane, Pleasley Hill, 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. The land at Woburn Lane is identified in the Authority's Capital Receipts Programme, with a target date of 2015/2016 for the receipt.
4. The site consists of former playing fields extending to 3.59 Hectares (8.87 acres).
5. A marketing exercise was undertaken by external agents between April and July 2015, and tentative offers were received. Best bids were then sought during August and five firm offers were received which are detailed in the exempt appendix.
6. The Farmilo Primary School and Nursery is adjacent to the site. It will be a requirement that the purchaser realigns the existing School boundary fencing to increase the School site area to allow further expansion of the School buildings in the future.
7. To comply with s.123 of the Local Government Act 1972 (as amended) the County Council has given formal notice of its intention to dispose of the land. This notice was published in the local press in the two weeks preceding this Committee meeting. Any objection to the proposal or comments received will be reported to the Committee verbally.

#### **Other Options Considered**

8. 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.
9. To retain the site but this would incur ongoing costs to the County Council i.e. fly tipping etc.

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

10. The Authority has no strategic or operational requirement for the land.

## **Statutory and Policy Implications**

11. 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**

To seek approval to enter into a contract for the sale of land at Woburn Lane, Pleasley Hill, Mansfield as detailed in the exempt appendix.

**Jas Hundal**

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

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

## **Constitutional Comments (CEH 23.09.15)**

12. The recommendation falls within the remit of the Finance and Property Committee under its terms of reference.

## **Financial Comments (GB 21.09.15)**

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

## **Background Papers and Published Documents**

14. 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.

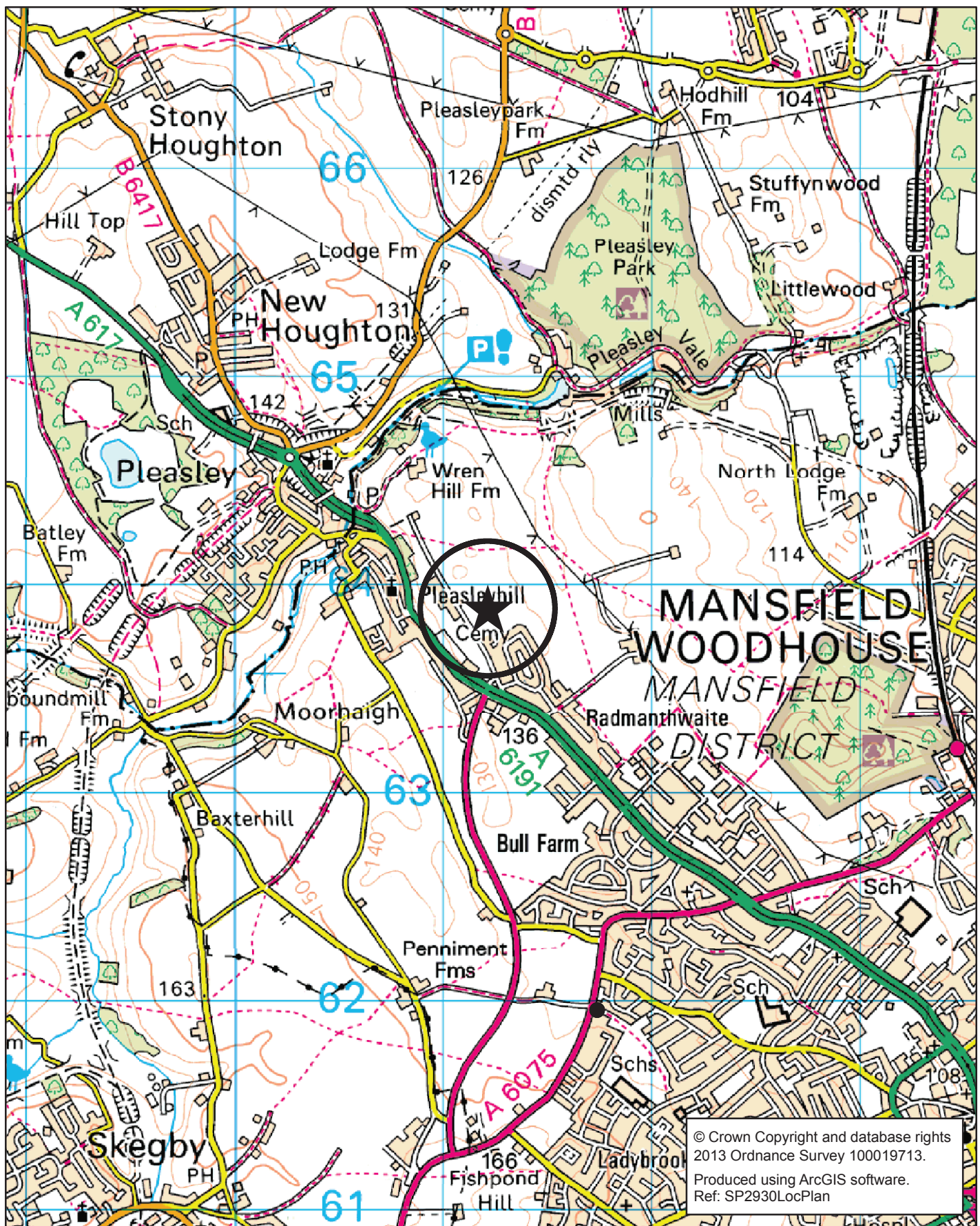
None

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

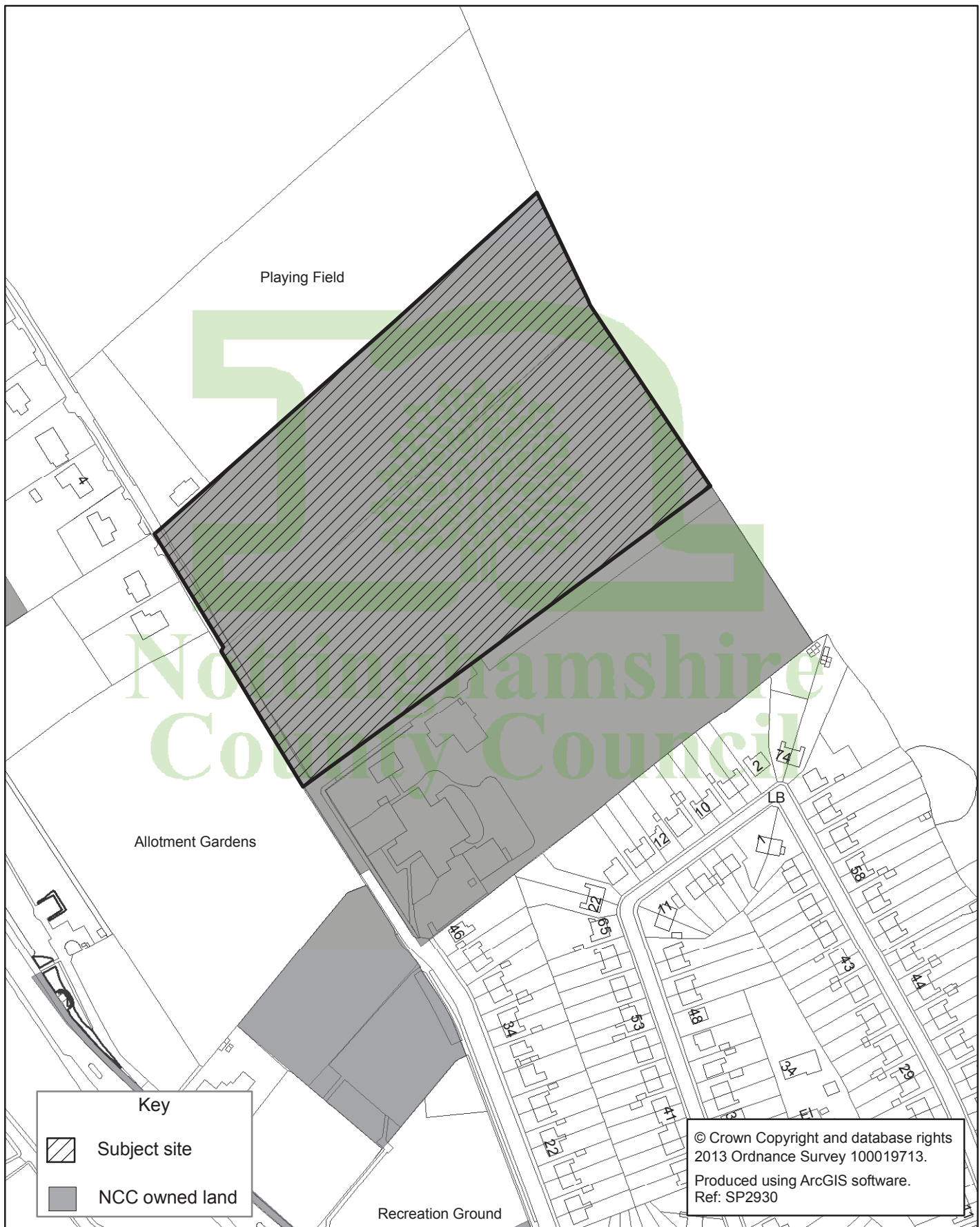
Ward(s): Mansfield West

Member(s): Councillor Darren Langton, Councillor Diana Meale













**14 September 2015****Agenda Item: 7****REPORT OF CORPORATE DIRECTOR, RESOURCES****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.
5. The following changes have been made since the work programme was published in the agenda for the last meeting:
  - a) Regular items have been added for the remainder of the Committee cycle.
  - b) A report entitled 'Establishing a Joint Venture for Property Design and Operations' has been added to the agenda for the meeting on 9th November.
  - c) A report on Training Needs Analysis has been added to the agenda for the meeting on 7<sup>th</sup> December.

## **Other Options Considered**

6. None.

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

7. To assist the committee in preparing its work programme.

## **Statutory and Policy Implications**

8. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required

## **RECOMMENDATION/S**

1) That 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, Resources**

**For any enquiries about this report please contact: Pete Barker, x 74416**

## **Constitutional Comments (HD)**

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

## **Financial Comments (NS)**

10. There are no direct financial implications arising from the contents of this report. Any future reports to Committee on operational activities and officer working groups, will contain relevant financial information and comments.

## **Background Papers**

None.

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

All

## **FINANCE & PROPERTY COMMITTEE - WORK PROGRAMME**

<b><u>Report Title</u></b>	<b><u>Brief summary of agenda item</u></b>	<b><u>For Decision or Information ?</u></b>	<b><u>Lead Officer</u></b>	<b><u>Report Author</u></b>
<b>9 November 2015</b>				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Establishing a Joint Venture for Property Design and Operations	Award of bid	Decision	Jas Hundal	James Lewis
ICT Programmes and Performance Quarter 2	Progress Report	Info	Ivor Nicholson	Ivor Nicholson
Property Transactions	Various	Decision	Jas Hundal	Various
<b>7 December 2015</b>				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Training Needs Analysis	To be completed by Members of Committee.	Decision	Nigel Stevenson	Simon Cunnington
Property Transactions	Various	Decision	Jas Hundal	Various
<b>25 January 2016</b>				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Operational Decisions	Quarterly report on operational property decisions	Info	Jas Hundal	Andrew Stevens
Property Transactions	Various	Decision	Jas Hundal	Various
<b>8 February 2016</b>				
Draft County Council Budget	Recommendation of draft County Council budget 2016/17 to County Council	Decision	Nigel Stevenson	Glen Bicknell
<b>22 February 2016</b>				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
ICT Programmes and Performance Quarter 3	Progress Report	Info	Ivor Nicholson	Ivor Nicholson
Property Transactions	Various	Decision	Jas Hundal	Various

<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>
<b>21 March 2016</b>				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Councillors Divisional Fund	Quarterly report on Councillors Divisional Fund	Info	Jayne Francis-Ward	Paul Davies
Property Transactions	Various	Decision	Jas Hundal	Various
<b>25 April 2016</b>				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
Operational Decisions	Quarterly report on operational property decisions	Info	Jas Hundal	Andrew Stevens
Property Transactions	Various	Decision	Jas Hundal	Various
<b>23 May 2016</b>				
Monthly Budget & Capital Monitoring Report 2014/15	Budget Capital Monitoring, Capital Receipts, Capital Variations	Decision	Nigel Stevenson	Glen Bicknell
ICT Programmes and Performance Quarter 4	Progress Report	Info	Ivor Nicholson	Ivor Nicholson
Property Transactions	Various	Decision	Jas Hundal	Various
<b>20 June 2016</b>				
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
<b>18 July 2016</b>				
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