

22 April 2013

Agenda Item: 7(i)

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT****EARLY SURRENDER OF LEASE TO BRITISH CANOE UNION AT JOHN
DUDDERIDGE HOUSE, NATIONAL WATER SPORTS CENTRE****Purpose of the Report**

1.
 - a. To seek approval to pay a premium to the British Canoe Union (BCU) in consideration for BCU agreeing to an early surrender of its lease of John Dudderidge House at the National Water Sports Centre.
 - b. To seek approval to jointly sign a letter of comfort with the British Canoe Union in order to document the terms of the surrender which are subject to conditions.

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 Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972.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.
 - a. Nottinghamshire County Council has awarded a Public Private Partnership contract for the redevelopment and management of The National Water Sports Centre (NWSC) to the Holme Pierrepont Leisure Trust (HPPL), working in partnership with SERCO.
 - b. HPPL's current redevelopment masterplan for the site includes a proposal for John Dudderidge House to be redeveloped in order to provide family leisure facilities, and therefore vacant possession of the property is required. John Dudderidge House is currently occupied under a lease by the British Canoe Union (BCU).
 - c. Negotiations have taken place with BCU to secure its agreement to surrender its lease to allow John Dudderidge House to be included in the redevelopment masterplan.
4. The terms and conditions of the proposed surrender, which are commercially sensitive, are detailed in the exempt appendix.

Other Options Considered

5. Other options considered are detailed in the exempt appendix.

Reason/s for Recommendation/s

6. To enable John Dudderidge House to be included in the masterplan for the redevelopment of the National Water Sports Centre.

Statutory and Policy Implications

7. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

8.
 - a. That the terms for the surrender of the lease by British Canoe Union at John Dudderidge House, as detailed in the exempt appendix, are approved.
 - b. That approval is given to jointly sign a letter of comfort with the British Canoe Union in order to document the terms of the surrender which are subject to conditions

Jas Hundal

Service Director, Transport, Property and Environment

For any enquiries about this report please contact: Eamonn Harnett 0115 977 2028

Constitutional Comments (CEH 22-3-13)

9. The recommendation falls within the remit of the Finance and Property Committee.

Financial Comments (TR 22-3-13)

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

Background Papers

11. Report to Cabinet 14 September 2011: Future Management Arrangements for the National Water Sports Centre.
12. Report to Culture Committee 26 June 2012: National Water Sports Centre – Future Management Arrangements.

Electoral Division(s) and Member(s) Affected

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

File ref.: /EH/SL/03168

SP: 2417

Properties affected: 03168 - National Water Sports Centre (NWSC)