

28 July 2021

Agenda Item: 9

REPORT OF THE SERVICE DIRECTOR, INVESTMENT & GROWTH

OPERATIONAL DECISIONS QUARTERLY UPDATE MARCH TO MAY 2021

Purpose of the Report

1. To update Members on the Operational Decisions taken between March to May 2021.

Information

2. From March to May 2021 there have been 15 such decisions.
3. Relevant Electoral Division Members have been invited to comment on appropriate Estate Practice decisions that are progressed via operational decisions (except where Committee have been specifically advised otherwise).
4. Care was taken with disposals and the granting of leases, licences and the like to ensure best consideration has been achieved by reference to and tested against market value(s) and rates. All charges and other fees levied were appropriate and commensurate with the transaction.
5. Details of the decisions taken are shown below:

SP	Electoral Division(s)	TITLE	DESCRIPTION (extract from Operational decision)
3800	Eastwood	Springbank Primary School - Conversion to Academy Status	Conversion to Academy status
3807	West Bridgford North	County Hall Main Car Park - Re-grant of lease	The grant of a further short-term lease to The Secretary of State for Housing Communities and Local Government to provide extended occupation for a temporary Covid regional testing site.
3810	Farndon & Trent	Land Adjoining Ulllyatt's Cottage	Terms agreed with adjoining land owner to enter into a collaboration agreement to jointly market our respective land.
3811	Farndon & Trent	Western Power wayleave at East Stoke	A wayleave for Western Power to remove the exiting power cables and relocate around the boundary of the field.
3817	Mansfield South	02198 - Abbey Primary School - Conversion to Academy Status	Conversion to Academy status

3818	Beeston Central and Rylands	01301 - John Clifford Primary & Nursery School - Conversion to Academy Status	Conversion to Academy status
3755	Cotgrave	Licence for coffee concession in Cotgrave Country Park	Licence for a three year period to site a coffee concession at Cotgrave Country Park, with the aim of generating additional income for the park and providing an amenity for site users.
3806	Radcliffe on Trent	00114 Lees Barn Farm - Tollerton Allotments - RPI Rent Review	In accordance with the lease made between the Nottinghamshire County Council and Tollerton Parish Council, the Rent was reviewed based on Retail Price Index.
3819	Ollerton	Unit 1, Trent Court, Boughton Industrial Estate – landlord's waiver	The tenant of this property wishes to install machinery at this property; the machinery is owned by a third party and subject to a hire purchase agreement with the tenant. The waiver prevents the Council from taking possession of the machinery should the tenant breach its lease terms and possession of Unit 1 Trent Court is sought by the County Council.
3808	Cotgrave	Cadent Gas: Easement at Cotgrave Candleby Lane School	An easement for Cadent Gas to replace the existing gas main at Candleby Lane School, Cotgrave
3826	Arnold South	Lease of accommodation at Sir John Robinson House	Terms are agreed for a 10 year lease of space surplus to the needs of the Council.
3815	Toton, Chilwell and Attenborough	Toton lane land - Grant of new 2 year Farm Business Tenancy for agricultural land	The grant the existing cropping licensee a new 2 Year Farm Business Tenancy at a revised rent to run from expiry of the existing cropping licence (Sept 2020).
3822	West Bridgford North	County Hall wayleave to Virgin Media	IT has been working on re-routing services away from the Data Centre in readiness for the demolition. In preparation for this work our network provider has instructed Virgin Media to provide an additional circuit through existing ducting in the grass verge in front of County Hall.
3825	Worksop West	Land at Coach Road, Shireoaks - new grazing tenancy	Following the previous tenant providing notice to quit the property, the property has been marketed to let by informal tender and terms are agreed with a new tenant for a 3 year term.
3834	Misterton	Misson Primary School - lottery funding	Misson Primary School has successfully applied for Lottery funding to carry out improvement works on the school site and the Council has been asked to be the accountable body for the funding.

Other Options Considered

- Reduce the number of transactions that can be progressed by means of operational decisions, this would lead to a loss of the current advantages outlined within the report which could prove problematic from a governance perspective. Lack of clarity on operational decisions may create uncertainty on whether a legal contract can be concluded without a committee decision.

7. An alternative option is to provide officers with delegated powers on routine estate decisions. This would require a significant change in the Council's constitutional arrangements and brings few added benefits beyond a clear and functioning operational decision process.

Reason for Recommendation

8. The decision-making process requires a quarterly update and annual review to Policy Committee.

Statutory and Policy Implications

9. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment 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) To update Members on the Operational Decisions taken March to May 2021.

Matthew Neal

Service Director, Investment and Growth

For any enquiries about this report please contact: Neil Gamble, Group Manager, Property Asset Management, Tel: 0115 9773045

Constitutional Comments (CEH 29/06/2021)

10. The report comes within the remit of the Economic Development and Asset Management Committee under its terms of reference.

Financial Comments (RWK 28/06/2021)

11. There are no specific financial implications arising directly from the report.

Background Papers and Published Documents

- None.

Electoral Division and Member Affected

- All.

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SP: 3838

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