



2 November 2021

Agenda Item: 9

REPORT OF THE SERVICE DIRECTOR, INVESTMENT & GROWTH

**OPERATIONAL DECISIONS QUARTERLY UPDATE JUNE TO
SEPTEMBER 2021**

Purpose of the Report

1. To update Members on the Operational Decisions taken between June to September 2021.

Information

2. From June to September 2021 there have been 25 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)
3830	Worksop West	2019 Rent Review Worksop Waste Transfer Site, Claylands Avenue	New rent from 8 Aug 2019 (to be backdated) following rent review as per lease between landlord and NCC (tenant)
3835	Radcliffe on Trent	Western Power wayleave for Greenacres Caravan Park, Regatta Way, West Bridgford NG2 5AX	A wayleave for Western Power to replace the substation at Greenacres Caravan Park, Regatta Way, West Bridgford to enable WPD to maintain the existing electricity supplies on the site.
3839	Leake and Ruddington	Disposal of small slithers of adopted and non adopted land to Highways England on the A453	Transfer of adopted and non-adopted Highway land on the A453 to Highways England.
3840	Sherwood Forest	Sherwood Forest Country Park Nature	The Council to take a further 3 year licence for NCC Outdoor Environmental Education Team (OEE) to continue

		Reserve - New Licence and Service Level Agreement	its delivery of National Curriculum linked outdoor activities at Sherwood Forest NNR.
3843	Sutton North	Tenancy Surrender - Beck Lane Skegby	The land is held under a tenancy and negotiations have been entered to seek early possession.
3845	Newstead	Early expiry of existing Farm Business Tenancy Bestwood - Climate for trees	To agree to an early expiry date of an existing Farm Business Tenancy of 30.34 Hectares of pasture land, to enable Nottinghamshire County Council to create new woodland under the Trees for Climate programme.
3846	Misterton	Early expiry of existing Farm Business Tenancy at Daneshill Drive - Tree climate project	To agree to an early expiry date of an existing Farm Business Tenancy of 7.87 Hectares of pasture land, to enable Nottinghamshire County Council to create new woodland under the Trees for Climate programme.
3844	Worksop East	St Augustine's School - Conversion to Academy Status	Conversion to Academy status
3847	Worksop East	St Augustine's School - Lease of Caretaker's House to Academy Trust	As part of the conversion to Academy status it is intended to grant a lease of the caretaker's house to Forge Trust on the basis of a 10 year contracted out lease together with an option to renew for a further 10 years subject to the continued use of the property as a caretaker's residence.
3857	Radcliffe on Trent	National Water Sports Centre - Licence for The Event Café	Grant of a licence by the current tenant of the National Water Sports Centre to allow occupation of the café by British Canoeing.
3858	Radcliffe on Trent	Application to underlet at National Water Sports Centre, Holme Pierrepont	A lease was granted in 2015 by Holme Pierrepont Leisure Trust Limited to The English Institute of Sport for a term of six years. The Holme Pierrepont Leisure Trust Limited is seeking the County Council's consent to renew the lease.
3860	Newstead	New Licence to Ravenshead pre-school and Ravenshead Out of School Club	The grant of a new 5 Year Licence of shared rooms and outside play area to Ravenshead Pre School and Ravenshead out of school club respectively, following expiry of their existing agreements.
3804	Worksop East	Unit 5 Kilton - Lease renewal	A new lease granted to Viking Research Ltd under a further 3-year term at a new open market rent.
3870	Kirkby North	Garden Licence 2 Willow Ave & 17 Sutton Middle Lane	The grant of licences for garden extensions to two residents in Kirkby in Ashfield.
3871	Arnold South & Calverton	Proposed lease to Gedling BC for 3 caretaker properties	The Council has agreed terms with Gedling Borough Council to lease three former caretakers' properties to meet growing demands for accommodation for families.
3872	Southwell	Land at Riverside, Gunthorpe - New Lease	Terms are agreed to lease land at Riverside, Gunthorpe to Gunthorpe Parish Council
3873	Misterton	Deed of variation-Daneshill Landfill	A Deed of Variation to be entered into with Waste Notts Limited/FCC Environment who lease the Daneshill landfill site to enable a garden licence to be granted.

3874	Farndon and Trent	00052 Chapel Farmhouse - New Lease	Following the expiry of the existing agreement on 10 th Sept 2021 it is proposed to grant a new 2 Year Tenancy of the farmhouse at an increased rent.
3875	Hucknall North	07723 Unit 1 Wigwam Lane - Lease Renewal	Approval for a Lease renewal of an Industrial unit for a 6 year term from 4 th August 2021 in line with existing lease terms at a new market rent.
3879	Kirkby South	Former Langton Colliery - Access licence	An access licence for works to be granted to The Coal Authority to enable them to undertake a trial pumping scheme at the former Langton Colliery site to manage rising mine water.
3880	Mansfield South	Polish Church - lease extension	It is proposed to offer an extension to the existing lease which expires in 2021 for a further 15-year lease term.
3882	Newstead	Hawthorne Primary & Nursery - Academy Conversion	Conversion to Academy status
3885	Farndon & Trent	Mount C of E Primary & Nursery - Academy Conversion	Vesting of land to the Diocese and conversion to Academy status on a 125 year lease.
3887	Beeston Central & Rylands	Licence for access to watercourse, Household Waste & Recycling Centre, Lilac Grove, Beeston	Terms are agreed for Nottingham City Council to enter the watercourse adjoining the HWRC to carry out vegetation clearance and dyke de-silting works. This work will enable the road from Lilac Grove to Thane Road to become adopted highway.
3888	Newark West	Newark Library - Cycle Street Pods	Consent for the grant of a licence by the sub-tenant, Culture, Learning & Libraries (Midlands) to Newark & Sherwood District Council to provide some cycle street pods on the pavement frontage outside the Library.

Other Options Considered

6. 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

That the contents of the report be noted.

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 (ELP 13/10/2021)

10. The recommendations fall within the delegation to Economic Development and Asset Management Committee by virtue of its frame of reference.

Financial Comments (SES 29/09/2021)

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

Background Papers and Published Documents

- None.

Electoral Division and Member Affected

- All.

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SP: 3886

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