

## **REPORT OF THE LEADER OF THE COUNTY COUNCIL**

### **OPERATIONAL DECISIONS QUARTERLY UPDATE JANUARY - MARCH 2019**

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

1. To update Members on the Operational Decisions taken January to March 2019.

#### **Information**

2. From January to March 2019 there have been 27 decisions.
3. In accordance with the recommendations in the report relevant Electoral Division Members have been invited to comment on appropriate Estate Management decisions that are progressed via all 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: -

<b>SP</b>	<b>Electoral Division(s)</b>	<b>TITLE</b>	<b>DESCRIPTION / open (extract from Operational decision)</b>
3457	Newstead	Top Wighay Farm - Grant of 2 new Farm Business Tenancies	The grant of 2 short term Farm Business Tenancies to the existing occupier.
3459	None specified	Access Agreement for Homes England's Development Partner Panel 3	At the Policy Committee meeting on the 17 <sup>th</sup> October 2018 it was proposed that NCC sign up to the LACC funding offers for 8 sites subject to delegated authority to the Corporate Director to agree the terms. As part of this agreement, Homes England prefer that the Council dispose of the sites through a building lease with members of their development framework panel DPP3. Approval is required to sign Access Agreement otherwise the Council cannot use the DPP3 framework to carry out the soft market testing or to procure a developer to carry out the housebuilding in line with the requirements of Homes England.
3456	Ollerton	Break Notice - Ollerton Registration	Operation of the break clause in the Registration Office Underlease, giving 6 months written notice, following the recent Committee decision to Close the Ollerton

		Office, Dukeries Academy 01698	Registration office at the Dukeries Academy.
3468	Hucknall North	Lease for CCTV equipment and release of restrictive covenant at 28 Baker Street, Hucknall	The property is a vacant shop acquired as part of the Hucknall Inner Relief Road scheme. Ashfield District Council (ADC) has agreed to release a restrictive covenant on the title of the property in return for the grant of a lease to locate CCTV equipment.
3462	Sutton North	Wayleave - Skegby Lane wayleave and substation on the Community Forest planting scheme	A Wayleave was requested by Western Power Distribution to construct an electricity generating plant on land off Skegby Lane to supply electricity to the National Grid when the system is under stress as an emergency backup.
3461	Mansfield South	Kiosk Unit 2, Mansfield Bus Station, Quaker Way, Mansfield	The existing tenant served notice to vacate at the end of November and the Council advertised for a new tenant to take on the premises. Terms have been agreed subject to contract for a new lease.
3467	Ollerton	Ollerton South Pit Easement for Surface Water Drainage	Easement to provide access to headwall for surface water drainage to drain from adjoining site in favour of Severn Trent Water as Statutory Undertaker.
3466	Hucknall North	Sale of 22 Wollaton Street, Hucknall	Following completion of the Hucknall Town Centre Improvement Scheme, the subject property was not required for the road scheme and is now surplus to requirements. The property was formally marketed in December 2018, the selling agent received formal offers, the highest of which was recommended for acceptance.
3465	Hucknall North	Sale of 28 Titchfield Street, Hucknall	The property was formally marketed in December 2018, the selling agent received formal offers, the highest of which was recommended for acceptance.
3464	Hucknall North	Sale of 36 Wollaton Street, Hucknall	The property was formally marketed in December 2018, the selling agent received formal offers, the highest of which was recommended for acceptance.
3472	Hucknall North	Sale of 39 Albert Street, Hucknall	The property was formally marketed in December 2018, the selling agent received formal offers, the highest of which was recommended for acceptance.
3479 LT	Newark East	Grove Site & Newark Day Service - Wayleave to Western Power	A Wayleave was requested by Western Power Distribution (WPD) to assist with the relaying of electric cables at Newark Day Service. During the design process it has been identified the electric cables will be under the new foundations WPD will reposition them away from the new foundations.
3470 LT	Retford East	Wayleave agreement - One Joint Box and all associated cables Ordsall Primary School, West Hill Road, Retford	A Wayleave was requested by Openreach (BT) to install at Ordsall Primary School a joint box and all associated cabling and fittings.

3481 LT	Keyworth	Keyworth Rugby Club - Consent for disposal under grant funding agreement	Approval to part disposal of land owned by Keyworth Rugby Club in order to fulfill grant conditions related to monies awarded by NCC to the club back in 2013. NCC do not own or have ever owned land forming part of Keyworth Rugby Club.
3473	Southwell	Netherfield Farm 1 - Grant of a new Farm Business Tenancy	To grant a new Farm Business Tenancy to the existing occupier.
3474	Carlton West	Carlton Children's Centre - Lease to Roosters Kids Club	New 2 Year lease to Roosters Kids club providing wrap around school care.
3475	Keyworth	Willow Brook Primary School - Lease to Wolds Pre-school	To grant a 5 year lease of part of the primary school to The Wolds Day Nursery an Early Years Childcare Provider.
3487 LT	Worksop North	Gateford Park Primary School – Short term Lease to Puddleducks, Early Years Provider	The grant of a new short term lease to 31 July 2019 of part of the primary school to Puddleducks an Early Years Childcare Provider to enable continued occupation until the end of the School academic year.
3480	Retford West	St Michaels View, Retford	Lease to Bassetlaw Hospice for 1 year starting on 26 March 2019.
3482	Newark West	Donald Bailey Pre School - Letting for Early Years Childcare	To grant a 5 year lease of the Pre School building to The Forge Trust for Early Years Childcare Provision.
3483	Nuthall	Larkfields Junior School - Transfer of Land and Property Assets to The Foundation School	Approval is requested for the freehold transfer of the land and property assets to the Governing Body of Larkfields Junior School which became a Foundation School on 1 November 2018.
3485	Hucknall South	Sale of land to rear of 16/22 High Street, Hucknall	The County Council is to sell land adjoining the Hucknall Town Centre relief road to allow the buyer access to its existing car park.
3492 LT	Newstead, Hucknall South	Bestwood Country Park- S104 SW drainage Outfall	A request was been made by Severn Trent to upgrade the existing pipe work and outfall at Bestwood Country Park.
3489	Worksop North	Gateford Children's Centre – Lease of part to Nottinghamshire Healthcare NHS Foundation Trust	5 Year lease of rooms within the Children's Centre to The Nottinghamshire Healthcare NHS Foundation Trust.

3491	Blyth and Harworth	Langold Dyscarr Community School, Langold, Worksop (UPRN: 01123) - Conversion to Academy Status	Proposed Conversion to Academy Status with 125 year lease.
3493	Muskham & Farnsfield	St. Michael's CE Aided Primary School, Farnsfield - Conversion to Academy Status	Proposed conversion to Academy status with 125 year lease.
3494	Muskham & Farnsfield	St. Michael's CE Aided Primary School, Farnsfield – Lease to Minster Trust for Education of Former Caretaker's Property	<p>St. Michael's CE Aided Primary School is to transfer to Academy Status on 1 May 2019. The former caretaker's dwelling is not included in the 125 year lease to the Academy Trust (Minster Trust for Education) as it is not used at the conversion date by the School. The property is currently vacant.</p> <p>The School have expressed an interest in using the former caretaker's dwelling for expanding their Nurture and Wrap Around Service. It has been proposed to lease the property to the Trust for this use on a 10 year lease. This transaction is subject to obtaining consent from the Secretary of State for DfE as the property has been used by the School in the past 8 years.</p>

### 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/s for Recommendation/s

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/S**

- 1) To update Members on the Operational Decisions taken January to March 2019.

**Councillor Mrs Kay Cutts**  
**Leader of the County Council**

**For any enquiries about this report please contact:**  
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### **Constitutional Comments (SLB 16/05/2019)**

10. Policy Committee is the appropriate body to consider the content of this report

### **Financial Comments (RWK 16/05/2019)**

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

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

12. None.

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

13. Electoral Division(s): All  
Member(s): All

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