

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 This report contains an exempt appendix, which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) (Information relating to any individual and the business affairs of a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	Abbey Gates Primary School, Vernon Crescent, Ravenshead, Nottingham, NG15 9BN – Car Park Licence	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	Top Wighay Farm – Alternation of the	Extend the agreed termination date of a new Farm Business Tenancy.

	Termination Date of Farm Business Tenancy	
2883	Arnbrook Children's Centre – Lease to Little Beans Childcare Ltd	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	Chuter Ede Primary School – Fernwood Annex – Licence to Fernwood Day Nursery Ltd	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	Ollerton Primary School – Lease to Luan's Little People	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	Bellamy Road Children's Centre – Licence to Townrow Tiny Tots Day Nursery Ltd	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	Kirkby Central and West Children's Centre – Lease to BJ Wrap Around CIC	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	Forest Town Children's Centre – Lease to BJ Wrap Around CIC	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	Coppice Farm Primary School – Licence to BJ Wrap Around CIC	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	Children's Centre, Marjorie Street, Rhodesia – Licence to Townrow Tiny Tots Day Nursery Ltd	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	Alderman Pounder Infant School – Lease to Bouncing Beans	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	Licence to underlet for a Substation at the Manor Academy	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	The Sir Donald Bailey Academy (formerly Bowbridge Primary School), Newark – lease of modular building to Nottinghamshire	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.

	Healthcare Trust	
2885	Former Cotgrave Colliery – Variation to Deed of Grant	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	Proposed Garden Licence to the rear of 9 Parkgate, Hucknall, Nottingham NG15 8DS	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	Former Retford Highways Depot, Bolham Lane, Retford, Notts, DN22 6SU – Appointment of Agent to Market the site by Private Treaty & Informal Tender	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.
July		
2896	Proposed Garden Licence to rear of 24 Piper Close, Hucknall, Nottingham NG15 8DS	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	Unit 2 Fairway Court Wigwam Lane, Hucknall	The granting of a three year lease to NG15 cars for car preparation and sales.
2912	Alteration of the termination date at Top Wighay Farm, Hucknall – David Wilson Homes	Extend the agreed termination date of a contract for the sale of Phase 1B to David Wilson Homes (DWH).
2895	Sale of Land adj The Lodge, Debdale Lane, Mansfield Woodhouse	<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	Beeston Fields Primary & Nursery School Lease of Caretaker's Property	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	Transfer of Land on Peveril Drive, Sutton-in-Ashfield	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	Ollerton Primary School – Licence to Ollerton Out of School Care	Formalising the wrap around and holiday care facility at the school.
2902	Tuxford Primary Academy, Tuxford Consent to sub-let part	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	Retail Unit, Mansfield Bus Station – Licence to Assign Lease	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	Licence of car parking spaces for MASH Mercury House	The County Council are taking a licence for 18 additional car parking spaces. Rolling mutual break upon 14 days prior written notice.
2904	Licence for car parking spaces for MASH Mercury House	The County Council are taking a Licence for 7 additional car parking spaces. Rolling mutual break upon 14 days prior written notice.
2908	Access Licence of Land on Alfreton Road, Nottingham	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	Proposed Non-Domestic Rating Settlements – June 2015	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	3.19 Ha land at Warsop Vale Coal Stocking Yard – Farm Business Tenancy	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	Children's Centre, Marjorie Street, Rhodesia – Licence to Townrow Tiny Tots Day Nursery Ltd	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	Bellamy Road Children's centre – Licence to Townrow Tiny Tots Day Nursery Ltd	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
August		
2919	Playing Field off College	The playing field is currently let to the Parish Council. The Parish

	Street, East Bridgford – Landlord's Consent	<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

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