



ADDITIONAL / TO FOLLOW AGENDA ITEMS

This is a supplement to the original agenda and includes reports that are additional to the original agenda or which were marked 'to follow'.

NOTTINGHAM CITY COUNCIL **TRUSTS AND CHARITIES COMMITTEE**

Date: Friday, 24 November 2017

Time: 2.00 pm

Place: Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

Governance Officer: Mark Leavesley **Direct Dial:** 0115 876 4302

AGENDA

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Trusts and Charities Committee – 24 November 2017

Title of paper:	Bridge Estate Property Portfolio Update	
Director:	Kevin Shutter, Director of Strategic Assets and Property	Wards affected:
Report author:	Bevis Mackie – Senior Estates Surveyor 0115 876 3635 Bevis.Mackie@nottinghamcity.gov.uk	
Other colleagues who have provided input:	Connie Green – Solicitor (Contracts and Commercial Team) Dionne Screaton – Solicitor (Contracts and Commercial Team) Tom Straw - Senior Accountant – Capital Programmes (Technical Accounting)	
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input checked="" type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Jobs, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users): The report sets out the key property events that have taken place or proposed for the Bridge Estate since the date of the last meeting.		
Recommendation:		
	That the Committee notes the updates relating to individual Bridge Estate properties and approves the recommended actions as set out in Appendix 1 to this report.	

1 UPDATE

- 1.1 Appended to this report is a schedule setting out the recent activity or proposed actions relating to individual properties within the Bridge Estate portfolio. Where appropriate, specific legal and financial considerations are detailed alongside the Surveyor's update to Trustees.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Not applicable.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Not applicable as the report is for information only.

4 FINANCE COLLEAGUE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

4.1 Not applicable

5 LEGAL AND PROCUREMENT COLLEAGUE COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

5.1 Charity Commission guidance states that the Trust may purchase and lease property for the charity to generate income to meet its purposes, but Trustees must make sure that it is in the charity's best interests. Trustees are responsible for protecting the charity's money and assets. Therefore, Trustees should satisfy themselves that:-

- the property is suitable for its needs;
- the price is fair, or even discounted, compared with similar properties on the market;
- they understand any legal obligations relating to the land, such as planning restrictions;
- any loan or mortgage terms are reasonable and competitive.

5.2 The above paragraph is an extract from Charity Commission guidance to assist and remind Trustees generally about their obligations in relation to the Bridge Estate. Further legal comments in relation to individual property transactions are detailed, where necessary, within both the public and exempt appendices to this report.

6 STRATEGIC ASSETS & PROPERTY COLLEAGUE COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE) (AREA COMMITTEE REPORTS ONLY)

6.1 Not applicable

7 EQUALITY IMPACT ASSESSMENT

7.1 Has the equality impact of the proposals in this report been assessed?

No. In accordance with Sections A and B under Guidance Note – carrying out equality impact assessment (EIA) 2.11.11 as it does not involve change of policy, services or functions and some aspects for information only.

8 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

8.1 None

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

9.1 None

Bridge Estate Portfolio Update

Property name and address	Surveyors Update	Finance Comments	Legal, Procurement and/or Risk considerations	Action required by Trustees
34 Lister Gate, NG1 7DD	<p>The premises have been let to All Year Round 365 Limited, t/a Christmas Wonderland on a short-term lease agreement.</p> <p>The property remains on the market available 'to let' and we will continue to keep Trustees advised of developments with further information to be provided within the exempt appendix to this report.</p>		Where appropriate, legal comment has been included in the exempt report.	For noting.
24-30 Castle Gate, NG1 7AT	<p>Subject to approval by the Trustees, terms have been agreed to grant the tenant a new short-term lease.</p> <p>Further information is provided within the Exempt Appendix.</p> <p>Notwithstanding the above, Innes England are instructed as letting agent with the property marketed available 'to let' at a quoting rent of £95,000 per annum exclusive.</p>		Where appropriate, legal comment has been included in the exempt report.	For approval
Ground Floor and	Heads of Terms have been agreed with a		Where appropriate, legal	For noting.

Basement Premises, Century House, 8-16 Chapel Bar, NG1 6JQ	prospective tenant. Further information is provided within the Exempt Appendix.		comment has been included in the exempt report.	
Upper Floors, Century House, 8-18 Chapel Bar, NG1 6JQ	Completion in respect of the new lease agreements of the 1 st , 2 nd and 3 rd floors is expected to take place shortly.		Where appropriate, legal comment has been included in the exempt report.	For noting.
Unit 23 Whitemoor Court, Nuthall Road, Nottingham, NG8 5BY	A further update in respect of Unit 23 Whitemoor Court is provided within the exempt appendix.		Where appropriate, legal comment has been included in the exempt report.	For noting.
Part of Building no. 3 and Building no. 7, Woolsthorpe Close, Nottingham	The terms upon which the tenant is to vacate the premises have been agreed with completion to take effect shortly. A prospective tenant has been identified for the subject premises and we will continue to progress discussions accordingly. Further details will be provided within the exempt appendix to this report when required.		Where appropriate, legal comment has been included in the exempt report.	For noting.
Ground Floor Premises, 5 Castle Bridge,	Terms have been agreed for the grant of a new lease completion expected to take place shortly. Further information regarding this matter is contained within the exempt appendix.		Where appropriate, legal comment has been included in the exempt report.	For noting.
Land and Premises at Hungerhill Road	We understand legal services are continuing to make preliminary enquiries in order that matters may proceed toward the potential disposal of these premises.			For noting.

140 Vernon Road	<p>The premises have been let on lease.</p> <p>Further information regarding this matter is contained within the exempt appendix.</p>			For noting.
Trent Bridge	<p>We have been advised by Locus Consulting that a draft copy of assessment of significance report in respect of Trent Bridge will be made available for consideration by the Trustees in advance of the Trust and Charities meeting.</p>		Where appropriate, legal comment has been included in the exempt report.	For noting.
Rent Arrears	<p>An update on the position concerning current rent arrears will be provided in advance of the Trust and Charities Committee Meeting.</p> <p>Further information is provided within the Exempt Appendix.</p>		Where appropriate, legal comment has been included in the exempt report.	For noting / Approval

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