

NOTTINGHAM CITY COUNCIL

TRUSTS AND CHARITIES COMMITTEE

MINUTES

of meeting held on **27 JULY 2012** at

Loxley House from 2.00 pm to 3.24 pm

- ✓ Councillor Hartshorne (Chair)
- ✓ Councillor Molife (Vice-Chair)
- ✓ Councillor Ali
- Councillor Jones
- ✓ Councillor Morris
- Councillor Spencer
- ✓ Councillor Steel
- ✓ Councillor K Williams
- ✓ Councillor S Williams

✓ indicates present at meeting

Also in attendance:

Simon Peters	-	Disposals and Acquisition)	
		Manager)	Development
Leon Mclean	-	Partnerships Officer)	
Jeff Abbott	-	Head of Strategic Finance)	
Tom Straw	-	Taxation Assistant)	Resources
Raina Sood	-	Solicitor)	
Rav Kalsi	-	Constitutional Services Officer)	

13 APOLOGY FOR ABSENCE

Apologies for absence were received from Councillors Jones and Spencer.

14 DECLARATIONS OF INTERESTS

Councillor Molife advised the Committee that he had an interest in agenda item 4 (Rehousing of Tenant and Disposal of 2 Gorsey Road) by reason of representing the ward in which Gorsey Road is located, which he did not consider sufficient to prevent his participating in the debate or voting on the decisions regarding the matter.

15 MINUTES

RESOLVED that the minutes of the meeting held on 19 July 2012, copies of which had been circulated, be confirmed and signed by the Chair.

16 PROPOSAL TO REHOUSE A NOTTINGHAM CITY COUNCIL TENANT

Consideration was given to a report of the Director of Property and Workplace Strategy, copies of which had been circulated, which sought permission to relocate the tenant from a Bridge Estate Charity property on Gorsey Road and to authorise the discretionary payment on the same basis as Homeloss and Disturbance allowance.

In response to comments and questions from the Committee, the following additional comments were raised:

- remedial work was considered uneconomical and in the circumstances the cost of repair far outweighed the potential revenue in sale of a refurbished property. Disposal of the property was considered the most appropriate course of action;
- following the level of disrepair of 2 Gorsey Road, closer scrutiny should be given to other Bridge Estate properties to ensure that certain standards and obligations were adhered to by tenants and by those tasked with regular management of the properties;
- in response to the point above, it was agreed that a report detailing the various residential Bridge Estate properties would be presented to the Committee at the next available date;
- the application of a resolution of Executive Board in 2007 purporting a policy of corporate property disposals was questioned in relation to Bridge Estate properties;
- in response to questions regarding the last valuation of Bridge Estate properties, it was suggested that the auditing of properties would be divided and conducted on a cycle allowing for the more valuable properties to be valued annually;
- it was reported, for the purposes of discretionary payments, that the current tenant of Flat 1, 2 Gorsey Road was in possession of a City Council rent book and had a NCC secure tenancy agreement.

RESOLVED

- (1) that the tenant from Flat 1, 2 Gorsey Road be permanently rehoused, as it is uneconomical to repair the property, as outlined in Exempt Appendix 2;**
- (2) that a discretionary payment be authorised to the tenant on the same basis as Homeloss and Disturbance allowance.**

17 SALE OF 2 GORSEY ROAD, MAPPERLEY NG3 4JL

Consideration was given to a report of the Director of Property and Workplace Strategy, copies of which had been circulated, which sought to authorise the disposal of the Bridge Estates' freehold interest in 2 Gorseley Road.

In response to comments and questions from the Committee, the following additional points were raised:

- it was not considered cost effective to renovate the property for the rental market as the cost would far outweigh the potential income;
- any potential purchaser of the building would be required to meet the City Council's cost at auction resulting in zero cost to the Bridge Estate.

RESOLVED

- (1) that the sale of the freehold interest in 2 Gorseley Road, on the open market and upon receipt of vacant possession, be approved;**
- (2) that delegated authority be granted to the Director of Property and Workplace Strategy to agree the method and terms of sale, including the setting of auction reserves and/or final selling price.**

18 BRIDGE ESTATE OUT-TURN 2011-12 AND PERIOD 3 MONITORING 2012-13

Consideration was given to a report of the Director of Strategic Finance, copies of which had been circulated, confirming the final out-turn position for 2011/12 of the Bridge Estate Charity and reported on the first quarter's budget monitoring for 2012/13.

In response to comments and questions from the Committee, the following additional points were raised:

- following the establishment of the East Midlands Shared Service Centre, the Bridge Estate would occupy its own balance sheet as opposed to being integrated within the City Council's;
- a detailed depiction of Bridge Estate's financial output would be presented to a future Committee together with a detailed breakdown of costs related to support services.

RESOLVED

- (1) that the out-turn for 2011/12 be noted and the Bridge Estate annual report and statement of accounts be submitted to a future meeting of the Trusts and Charities Committee;**
- (2) that the forecast for 2012/13 out-turn be noted.**

19 HARVEY HADDEN STADIUM OUT-TURN 2011-12 AND QUARTER 1 MONITORING 2012-13

Consideration was given to a report of the Director of Strategic Finance, copies of which had been circulated, confirming the final out-turn position for 2011/12 of the Harvey Hadden Stadium and reported on the first quarter's budget monitoring for 2012/13.

In response to comments and questions from the Committee, the following additional comment was raised:

- the contribution required from Nottingham City Council was £5,597 less than was budgeted for in order to balance the budget. In accounting for this, the receipt of an increase in school bookings was reported. Ways to both sustain and improve this would be sought in cooperation with colleagues in Marketing.

RESOLVED

- (1) that the out-turn for 2011/12 be noted and the Harvey Hadden Stadium annual report and statement of accounts be submitted to a future meeting of the Trusts and Charities Committee;**
- (2) that the forecast for 2012/13 out-turn be noted.**

20 HIGHFIELDS OUT-TURN 2011-12 AND QUARTER 1 MONITORING 2012-13

Consideration was given to a report of the Director of Strategic Finance, copies of which had been circulated, confirming the final out-turn position for 2011/12 for the Highfields Charity and reported on the first quarter's budget monitoring for 2012/13.

In response to comments and questions from the Committee, the following additional point was raised:

- a reduction in the contribution from Nottingham City Council was welcomed by the Committee.

RESOLVED

- (1) that the out-turn for 2011/12 be noted and the Highfields annual report and statement of accounts be submitted to a future meeting of the Trusts and Charities Committee;**
- (2) that the forecast for 2012/13 out-turn be noted.**

21 BRIDGE ESTATE PORTFOLIO VISITS

Consideration was given to an item raised by the Chair with regards to coordinating Committee visits to Bridge Estate properties.

In response to comments and questions raised by the Committee, the following point was made:

- possible dates were identified for members to visit a selection of properties encompassing of the commercially valuable, residential, unusual, agricultural and the poorest parts of the Bridge Estate Portfolio. These dates were 13th, 15th and 16th August.

RESOLVED, subject to further discussions with both the Acting Head of Estates and the Chair, that the potential dates for Bridge Estate Portfolio visits be noted.

22 EXCLUSION OF THE PUBLIC

RESOLVED that the public be excluded from the meeting during consideration of the remaining items in accordance with Section 100A(4) of the Local Government Act 1972 on the basis that, having regard to all the circumstances, the public interest in maintaining the exemption outweighed the public interest in disclosing the information, as defined in Paragraphs 4 and 5 of Part 1 of Schedule 12A to the Act.

23 EXEMPT APPENDIX 1 (FLAT 1, 2 GORSEY ROAD)

RESOLVED that the content of the exempt appendix be noted.

24 EXEMPT APPENDIX 2 (FLAT 1, 2 GORSEY ROAD)

RESOLVED that the content of the exempt appendix be noted.