

NOTTINGHAM CITY COUNCIL
TRUSTS AND CHARITIES COMMITTEE

Date: Friday 28 September 2012

Time: 2.00pm

Place: Meeting Room LB 31 - 3rd Floor at Loxley House, Station Street

Councillors are requested to attend the above meeting on the date and at the time and place stated to transact the following business.



Acting Corporate Director for Resources

Constitutional Services Officer: Rav Kalsi Direct dial - 8763759

AGENDA

- 1 APOLOGIES FOR ABSENCE**
- 2 DECLARATIONS OF INTERESTS**
- 3 MINUTES** Attached
Last meeting held on 27 July 2012 (for confirmation)
- 4 APPOINTMENT OF AUDITORS FOR THE BRIDGE ESTATE** Attached
2011/12
Report of Director of Strategic Finance
- 5 BRIDGE ESTATE PERIOD 5 MONITORING 2012/13** Attached
Report of Director of Strategic Finance
- 6 HARVEY HADDEN STADIUM PERIOD 5 MONITORING 2012/13** Attached
Report of Director of Strategic Finance
- 7 HIGHFIELDS PERIOD 5 MONITORING 2012/13** Attached
Report of Director of Strategic Finance
- 8 PROPOSAL TO REHOUSE A NOTTINGHAM CITY COUNCIL** Attached
TENANT

Report of Corporate Director of Development

9 TO CONSIDER EXCLUDING THE PUBLIC 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 OUTWEIGHS THE PUBLIC INTEREST IN DISCLOSING THE INFORMATION

10 PROPOSAL TO REHOUSE A NOTTINGHAM CITY COUNCIL TENANT - EXEMPT APPENDICES

(a) APPENDIX 1

Attached

(b) APPENDIX 2

Attached

IF YOU ARE UNSURE WHETHER OR NOT YOU SHOULD DECLARE AN INTEREST IN A PARTICULAR MATTER, PLEASE CONTACT THE CONSTITUTIONAL SERVICES OFFICER SHOWN ON THIS AGENDA, IF POSSIBLE BEFORE THE DAY OF THE MEETING, WHO WILL PROVIDE ADVICE IN THE FIRST INSTANCE.

CITIZENS ATTENDING MEETINGS ARE ASKED TO ARRIVE AT LEAST 15 MINUTES BEFORE THE START OF THE MEETING TO BE ISSUED WITH VISITOR BADGES

Agenda, reports and minutes for all public meetings can be viewed online at:-
<http://open.nottinghamcity.gov.uk/comm/default.asp>

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)	Resources
Tom Straw	-	Taxation Assistant)	
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 Gorse Road) by reason of representing the ward in which Gorse 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 Gorsey 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 Gorsey 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.

TRUSTS AND CHARITIES COMMITTEE – 28 SEPTEMBER 2012

Title of paper:	Appointment of Auditors for Bridge Estate 2011/12	
Director(s)/ Corporate Director(s):	Tony Kirkham Director of Strategic Finance	Wards affected: All
Report author(s) and contact details:	Barry Dryden, Senior Finance Manager barry.dryden@nottinghamcity.gov.uk 0115 876 2799	
Other colleagues who have provided input:		
Relevant Council Plan Strategic Priority:		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham		
Neighbourhood Nottingham		
Family Nottingham		
Healthy Nottingham		
Leading Nottingham		✓
Summary of issues (including benefits to citizens/service users):		
<p>The audited accounts of the Bridge Estate Charity (the Charity) are required to be submitted to the Charity Commission by 31st January each year.</p> <p>The termination of the Audit Commission's appointment as external auditors for Nottingham City Council has resulted in them stepping down as auditors for the 2011/12 audit of the Bridge Estate accounts. Notification was received on 23 July 2012, requiring new auditors to be appointed at short notice.</p>		
Recommendation(s):		
1	That the action taken to appoint KPMG as auditors for the audit of the 2011/12 statement of accounts be noted.	
2	The Charity enters into a procurement process to appoint auditors for the next 5 years.	

1. BACKGROUND

The appointment of auditors to audit the accounts of the Charity is normally made by the Audit Commission under Section 29 of the Audit Commission Act 1998 (the 1998 Act) at the request of the City Council, because of the close connection between the City Council and the Bridge Estate.

The Audit Commission has previously appointed an auditor from its in-house Audit Practice to audit, or independently examine, the accounts of the Charity. Sue Sunderland, an officer of the Commission's in-house Audit Practice, is appointed up to 2011/12.

As part of the closure of the Audit Commission, on the 26 July 2012 the Commission Board appointed KPMG as the City Council's auditors from 2012/13. Staff from the Commission's in-house Audit Practice will transfer to KPMG on 1 November 2012, however, Sue Sunderland stated that the in-house Audit Practice were unlikely to be able to complete the audit of the Charity's 2011/12 accounts by that date. The Audit Commission therefore asked the Charity to inform them by 17 August, if they would

like the Commission to continue to appoint auditors under the 1998 Act for 2011/12 only.

2. REASONS FOR RECOMMENDATIONS

In the light of the short timescales involved for appointing an auditor, carrying out the Audit and submitting the audited accounts by 31 January 2013, officers sought approval from the Chair and Deputy Chair of the Audit Committee to ask the Audit Commission to make an appointment for 2011/12 under the existing arrangements.

The Audit Commission appointed KPMG as the Charity's auditors, in line with the City Council's appointment. As staff from the Audit Commission's in-house Audit Practice will transfer to KPMG, the appointment maintains continuity and will allow KPMG to draw on the work already undertaken by the Audit Commission as part of the audit of the City Council's accounts.

The Charity will now be able to enter into a considered tendering process to award the audit contract for a period of 5 years (co-terminus with the City Council's audit contract) to maximise cost savings that can be obtained from the continuity of service.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

The Charity may have entered into a tendering process for 2011/12 onwards, however, there was a risk that the audit would not be completed in time to submit the audited accounts to the Charity Commission by 31 January 2013.

4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

The audit fee will be in line with fees charged in previous years

5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

None

6. EQUALITY IMPACT ASSESSMENT

An EIA is not required as this report does not include proposals for new or changing policies, services or functions

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

Letter from Audit Commission 23 July 2012

8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

Audit Commission Act 1998

TRUSTS AND CHARITIES COMMITTEE – 28 SEPTEMBER 2012

Title of paper:	Bridge Estate Period 5 Monitoring 2012/13	
Director(s)/ Corporate Director(s):	Tony Kirkham Director of Strategic Finance	Wards affected: All
Report author(s) and contact details:	Jim Driver, Finance Service Partner jim.driver@nottinghamcity.gov.uk 0115 8764226	
Other colleagues who have provided input:	Simon Peters, Acquisitions and Disposals Manager	
Relevant Council Plan Strategic Priority:		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham		
Neighbourhood Nottingham		
Family Nottingham		
Healthy Nottingham		
Leading Nottingham		✓
Summary of issues (including benefits to citizens/service users):		
This report provides details of period 5 budget monitoring for 2012/13 for Bridge Estate.		
Recommendation(s):		
1	That the period 5 monitoring be noted.	

1. BACKGROUND

This report is an integral part of the Council's regular monitoring, forecasting and reporting system. The report enables the Trusts and Charities Committee to be aware of the financial position of the Bridge Estate Charity and therefore allows any appropriate decisions or actions to be taken in their role as Trustee.

2. PERIOD 5 BUDGET MONITORING 2012/13

The forecast out-turn for 2012/13 based on April to August figures is detailed in Appendix 1 to this report.

Key points to note are:

- The MEDIUM case forecast is shown in appendix 1 and shows a projected net surplus of £1.689m which is a surplus of income of £18k over budget. A BEST case forecast would be a surplus of £68k over budget and WORST case forecast would be a £0.163m shortfall against budget.
- The 2012/13 income budget includes an anticipated £0.300m additional income as a result of maximising income generation through review of investment opportunities. Progress made on this programme is projected to achieve a part year income of £0.427m, resulting in a surplus against budget of £0.127m.
- Rent income projections, based on the second quarter's rents and known rent reviews and other anticipated income, forecasts a shortfall against budget of £0.105m. The rent shortfalls mainly relate to Whitemoor Court, 110 – 138 Mansfield Road and Century House. An overspend of £4k is also expected on empty rates. The BEST case forecast assumes an additional £50k may be achieved from rent reviews.

4. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

The Trustees have responsibility for making recommendations on the management of the Charity

5. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

None.

6. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS, CRIME AND DISORDER ACT IMPLICATIONS AND EQUALITY AND DIVERSITY IMPLICATIONS)

None

7. EQUALITY IMPACT ASSESSMENTS (EIAs)

No – this report does not include proposals for new or changing policies, services or functions

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

Budget monitoring working papers.

9. **PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

None

Bridge Estate 2012/13 Monitoring August (Period 5)

	Updated Budget 2012/13 £	Forecast 2012/13 £	Variance 2012/13 £
External Income	2,030,970	2,053,276	-22,306
Premises Costs	209,290	213,253	3,963
Supplies & Services	11,950	11,950	0
Support Services	89,080	89,080	0
Replenishment of endowment Funds	14,720	14,720	0 *
Expenditure before Building Maintenance Repairs	325,040	329,003	3963
Net Surplus before Building Maintenance Repairs	1,705,930	1,724,273	-18,343
Building Maintenance Repairs	35,070	35,070	0
Net Surplus	1,670,860	1,689,203	-18,343

* Relates to endowment funds used for infrastructure costs which are being replenished over a number of years

TRUSTS AND CHARITIES COMMITTEE – 28 SEPTEMBER 2012

Title of paper:	Harvey Hadden Stadium Period 5 Monitoring 2012/13	
Director(s)/ Corporate Director(s):	Tony Kirkham Director of Strategic Finance	Wards affected: All
Report author(s) and contact details:	Steve Ross, Finance Analyst steve.ross@nottinghamcity.gov.uk 0115 8763738	
Other colleagues who have provided input:		
Relevant Council Plan Strategic Priority:		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham		
Neighbourhood Nottingham		
Family Nottingham		
Healthy Nottingham		
Leading Nottingham		✓
Summary of issues (including benefits to citizens/service users):		
This report provides details of period 5 budget monitoring for 2012/13 for Harvey Hadden Stadium.		
Recommendation(s):		
1	That the period 5 monitoring be noted.	

1. BACKGROUND

This report is an integral part of the Council's regular monitoring, forecasting and reporting system. The report enables the Trusts and Charities Committee to be aware of the financial position of the Harvey Hadden Stadium and therefore allows any appropriate decisions or actions to be taken in their role as Trustee.

2. PERIOD 5 BUDGET MONITORING 2012/13

The forecast out-turn for 2012/13 based on April to August figures is detailed in Appendix 1 to this report.

Key points to note are:

- There has been an increase in hire income for the Stadium for the period April to August, this will reduce the subsidy grant at the City Council pays the trust.
- Premises costs are within budget.

4. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

The Trustees have responsibility for making recommendations on the management of the Trust.

5. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

None.

6. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS, CRIME AND DISORDER ACT IMPLICATIONS AND EQUALITY AND DIVERSITY IMPLICATIONS)

None.

7. EQUALITY IMPACT ASSESSMENTS (EIAs)

No – this report does not include proposals for new or changing policies, services or functions

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

Budget monitoring working papers.

9. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

None

**HARVEY HADDEN STADIUM
2012/13 MONITORING - AUGUST (Period 5)**

	Budget 2012/13 £	Out turn 2012/13 £	Variance 2012/13 £
INCOMING RESOURCES:			
Incoming Resources from Charitable Activities			
Fees & Charges	27,000	29,000	-2,000
Grants from Nottingham City Council	123,000	121,000	+2,000
Total Incoming Resources from Charitable Activities	<u>150,000</u>	<u>150,000</u>	<u>0</u>
Total Incoming Resources	<u>150,000</u>	<u>150,000</u>	<u>0</u>
RESOURCES EXPENDED:			
Charitable Activities			
Premise Costs	150,000	150,000	0
Total Resources Expended	<u>150,000</u>	<u>150,000</u>	<u>0</u>
Net Incoming / (Outgoing) Resources	<u>0</u>	<u>0</u>	<u>0</u>

TRUSTS AND CHARITIES COMMITTEE – 28 SEPTEMBER 2012

Title of paper:	Highfields Period 5 Monitoring 2012/13	
Director(s)/ Corporate Director(s):	Tony Kirkham Director of Strategic Finance	Wards affected: All
Report author(s) and contact details:	Steve Ross, Finance Analyst steve.ross@nottinghamcity.gov.uk 0115 8763738	
Other colleagues who have provided input:		
Relevant Council Plan Strategic Priority:		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham		
Neighbourhood Nottingham		
Family Nottingham		
Healthy Nottingham		
Leading Nottingham		✓
Summary of issues (including benefits to citizens/service users):		
This report provides details of period 5 budget monitoring for 2012/13 for the Highfields Leisure Park Trust.		
Recommendation(s):		
1	That the period 5 monitoring be noted.	

1. BACKGROUND

This report is an integral part of the Council's regular monitoring, forecasting and reporting system. The report enables the Trusts and Charities Committee to be aware of the financial position of the Highfields Leisure Park and therefore allows any appropriate decisions or actions to be taken in their role as Trustee.

2. PERIOD 5 BUDGET MONITORING 2012/13

The forecast out-turn for 2012/13 based on April to August figures is detailed in Appendix 1 to this report.

Key points to note are:

- Boating income is down for the period April to August from £24k in 2011-12 to £19k in 2012-13 but is still likely to achieve the budget of £20k.
- Premises costs are within budget.

4. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

The Trustees have responsibility for making recommendations on the management of the Trust.

5. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

None.

6. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS, CRIME AND DISORDER ACT IMPLICATIONS AND EQUALITY AND DIVERSITY IMPLICATIONS)

None.

7. EQUALITY IMPACT ASSESSMENTS (EIAs)

No – this report does not include proposals for new or changing policies, services or functions

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

Budget monitoring working papers.

9. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

None

HIGHFIELDS LEISURE PARK TRUST
2012/13 MONITORING – AUGUST (Period 5)

	Budget 2012/13 £	Out turn 2012/13 £	Variance 2012/13 £
INCOMING RESOURCES:			
Investment Income			
Interest	4,440	4,440	0
Total Investment Income	<u>4,440</u>	<u>4,440</u>	<u>0</u>
Incoming Resources from Charitable Activities			
Fees & Charges	50,860	50,860	0
Rents & Concessions	71,730	71,730	0
Grants from Nottingham City Council	121,370	121,370	0
Total Incoming Resources from Charitable Activities	<u>243,960</u>	<u>243,960</u>	<u>0</u>
Total Incoming Resources	<u>248,400</u>	<u>248,400</u>	<u>0</u>
RESOURCES EXPENDED:			
Charitable Activities			
Premise Costs	248,400	248,400	0
Total Resources Expended	<u>248,400</u>	<u>248,400</u>	<u>0</u>
Net Incoming / (Outgoing) Resources	<u>0</u>	<u>0</u>	<u>0</u>

Trusts and Charities Committee - 28th September 2012

Title of paper:	Proposal to Rehouse a Nottingham City Council tenant	
Director(s)/ Corporate Director(s):	David Bishop – Corporate Director, Development Department	Wards affected: Mapperley
Report author(s) and contact details:	Leon McLean – Housing Strategy, Loxley House, Station Street, Nottingham, NG2 3NG Tel: 876-5055 (leon.mclean@nottinghamcity.gov.uk)	
Other colleagues who have provided input:	Rod Martin – Property Services Raina Sood – Legal Services	
Relevant Council Plan Strategic Priority: (you must mark X in the relevant boxes below)		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham		
Neighbourhood Nottingham	X	
Family Nottingham		
Healthy Nottingham	X	
Leading Nottingham		
Summary of issues (including benefits to citizens/service users):		
This report seeks to gain permission to relocate the tenant from a Bridge Estate Charity property on Gorsey Road, Mapperley, and to make a discretionary payment on the same basis as Homeloss and Disturbance allowance.		
Recommendation(s):		
1	To permanently rehouse the tenant from Gorsey Road, due to the fact that it is uneconomical to repair the property (Exempt Appendix 2)	
2	To make a discretionary payment to the tenant on the same basis as Homeloss and Disturbance allowance (Exempt Appendix 1)	

1. BACKGROUND

The property on Gorsey Road is a Victorian property which comprises of three one bedroomed flats. The flats are managed by Nottingham City Homes (NCH) on behalf of the Bridge Estate Charity; however upon the property becoming vacant the flats will be handed back to the charity.

Flat 1 was vacated in 2008 and Flat 3 in 2007.

In August 2012 an inspection was carried out by Nottingham City Homes Asset Management team. Upon inspection and assessment it was identified that significant works were required due to structural collapse and falling elements, due to the unstable nature of the boundary walls, which in part have already collapsed. Further works are required to remedy the bulging kitchen ceiling also.

2. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

The Nottingham City Homes Asset Management team have identified that the cost of required repairs outweigh the potential rental income return, especially considering the other two properties in the building are vacant.

Consequently, following agreement by the Trust & Charities Committee a discussion will be held with the tenant to agree that they be rehoused by NCH.

The payment of disturbance and homeloss in these circumstances is outside the statutory provisions laid down within the Land Compensation Act, which prescribes payment where properties are being demolished or improved; however in order to facilitate the move it is recommended that the Charity make a discretionary payment utilising the formula in place for the payment of Homeloss and Disturbance.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

Leaving the tenant in the property is not an option due to the level of repair required and the disturbance that would cause to the tenant.

4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

The cost of the discretionary payment is set out in the exempt appendices.

5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

If the tenant remains in situ, the state and condition of the boundary walls and kitchen will deteriorate further. Further risk management issues are addressed in the exempt appendices.

6. EQUALITY IMPACT ASSESSMENT

- Has the equality impact been assessed?
- Not needed (report does not contain proposals or financial decisions)
- No
- Yes – Equality Impact Assessment attached

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

None

8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

Exempt Appendix 1
Exempt Appendix 2