



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: Thursday, 9 February 2017

Time: 3.00 pm

Place: LH 3.31 - Loxley House, Station Street, Nottingham, NG2 3NG

Governance Officer: Catherine Ziane-Pryor **Direct Dial:** 0115 876 4298

AGENDA

Pages

- | | | |
|----------|--|----------|
| 3 | MINUTES
Of the meeting held on 27 January 2017 (for confirmation). | 3 - 6 |
| 4 | EXCLUSION OF PUBLIC | |
| 5 | EXEMPT MINUTES
Of the meeting held on 27 January 2017 (for confirmation) | 7 - 10 |
| 7 | BRIDGE ESTATE PROPERTY PORTFOLIO UPDATE -
COMMERCIAL PROPERTY INVESTMENT
Report of the Director of Strategic Assets and Property | 11 - 126 |

This page is intentionally left blank

NOTTINGHAM CITY COUNCIL

TRUSTS AND CHARITIES COMMITTEE

MINUTES of the meeting held at LB 31-32 - Loxley House, Station Street, Nottingham, NG2 3NG on 27 January 2017 from 14.03 - 15.21

Membership

Present

Councillor John Hartshorne (Chair)
Councillor Glyn Jenkins (Vice Chair)
Councillor Liaqat Ali
Councillor Carole-Ann Jones
Councillor Anne Peach
Councillor Andrew Rule

Absent

Councillor David Smith
Councillor Steve Young
Councillor Toby Neal

Colleagues, partners and others in attendance:

Bevis Mackie - Senior Estates Surveyor
Connie Green - Solicitor
Thomas Straw - Senior Accountant for Capital Programmes
Catherine Ziane-Pryor - Governance Officer

44 APOLOGIES FOR ABSENCE

Councillor David Smith – ill health
Councillor Steve Young – ill health

45 DECLARATIONS OF INTERESTS

None.

46 MINUTES

The minutes of the meeting held on 25 November 2016 were confirmed as a true record and signed by the Chair.

47 BRIDGE ESTATE PORTFOLIO UPDATE

Bevis Mackie, Senior Estates Surveyor, introduced the report which updates the Committee on the key matters relating to the Bridge Estate property portfolio that have taken place since the last meeting and future recommended actions.

Further detail and recommendations are included within the exempt appendix.

Peter Wells, Infrastructure Asset Manager, presented the Trent Bridge Maintenance report, attached as appendix 1 to the report, which informs the Committee of the current maintenance approach, assessment findings, advice sought regarding conservation, and possible approaches to funding future maintenance works.

For future maintenance works, the Committee were presented with 3 potential options which are detailed in the report.

Councillor's comments included:

- (a) the Charity should start to consider the long-term future of the Trent Bridge and ensure that necessary modernisation, to meet the needs of the City, can be achieved;
- (b) the majority of major European city bridges have been made a statement feature with enhancement lighting. This should be an aim of the Committee for Trent Bridge;
- (c) the decorative stone work of the bridge must be protected;
- (d) any works undertaken must be part of a co-ordinated plan and sensitive to the further long-term planned works on the bridge. Care must be taken to ensure that materials and methods used in one area of work do not have a longer-term negative impact on other areas of work;
- (e) the Committee needs to consider which is the most viable option with long-term benefit to the Bridge, not just which could result in the quickest completion of the required pavement works;
- (f) the condition and appearance of the paving on the Bridge needs to be addressed very soon.

Colleagues responded as follows:

- (g) if option 2 were chosen by the Committee, the cost of repairs to the ornamental features of the bridge will need to be funded by the Bridge Estate as they are of no function to highway maintenance or road safety;
- (h) Option 1, Department of Transport (DfT) Maintenance Challenge Fund bid application, is structured to support maintenance of exceptional schemes and the bid, of up to £5 million could include proposals for non-highway works to the bridge. However, an application to this fund is likely to be more successful if a significant level of match funding by the Charity were to be offered. Letters from the Committee and English Heritage, supporting the bid application, could also be beneficial;
- (i) decorative feature lighting for Trent Bridge has previously been considered but the Committee considered it too costly;
- (j) the Senior Estates Surveyor has already contacted English Heritage requesting advice on sympathetic maintenance approaches and what areas of work they consider should be prioritised, however, despite following up, a response is yet to be received so further contact will be made;
- (k) maintenance of Bridge furniture may be considered for funding within Option 1, but could not be considered if Options 2 and 3 were to be pursued;

- (l) the previous unsuccessful bid by the City Council to the Challenge Fund was for City 'Gateway' works on several sites and was compiled within four weeks. If a new bid were to be submitted for Trent Bridge, it would be purely for works to Trent Bridge and would be compiled over a much longer period;
- (m) the restriction of the Challenge Fund criteria will need to be checked to whether installation and/or modification of decorative lighting could form part of the bid.

RESOLVED

- (1) to note the update report;**
- (2) with regard to the funding options for Trent Bridge planned works:**
 - (i) for the Infrastructure Asset Manager to pursue Option 1 as outlined within the appendix to the report, submission of a comprehensive bid to the Department of Transport (DfT) Maintenance Challenge Fund, with the Committee to consider the bid prior to its submission;**
 - (ii) if the application to the Maintenance Challenge bid is unsuccessful, for the Infrastructure Asset Manager to pursue and report back on Option 2 as outlined in the appendix to the report, 'bring forward the Local Transport Plan (LTP) maintenance programme with 50:50 funding from the Bridge Estate to replace the paving;**
- (3) for a report proposing potential decorative lighting schemes for Trent Bridge, including costings, to be submitted to a future meeting of the Committee;**
- (4) for the Senior Estates Surveyor to make a further request to English Heritage for advice on the protection and preservation of Trent Bridge stone work.**

48 URGENT ITEM - HIGHFIELDS PARK ADVENTURE GOLF COURSE

The Chair of the meeting was of the opinion that this item, although not included on the agenda, should be considered as a matter of urgency in accordance with Section 100B(4)(b) of the Local Government Act 1972, in view of the special circumstances that approval from the Committee is required to award the contract to the winning provider for the operation of an adventure golf course at Highfields Park to 'Showcase Greens Ltd', following a successful tender, to enable ground works to commence within the next few days.

Further to minute 7, 'Highfields Adventure Golf Course' of the meeting held on 27 May 2016, Eddie Curry, Head of Parks, Open Spaces and Investment Funding, circulated a report, a copy of which is to be issued with the initial publication of the minutes. The report requests that the Committee approve awarding the adventure golf course contract to Showcase Greens Ltd.

A competitive procurement process has been undertaken and Showcase Greens Ltd is preferred option, offering a significant investment in the adventure golf course which will improve the allocated area of the park and provide annual income to the Charity during the 10 year period of the contract. During this time, Showcase Greens Ltd, which has a proven

good reputation for providing modern and attractive facilities in other areas of the country, will be responsible for creating and maintaining the adventure golf course and associated buildings such as the kiosk.

A large map of the adventure golf course, detailing the local theme of the each green, was available for the Committee to examine.

A more detailed report regarding Highfields Park will be submitted to the 31 March 2017 meeting of the Committee.

Members welcomed the design of the adventure golf course and confirmation that pricing would be competitive and affordable for families. It is predicted that the course will be open all year round, weather permitting.

RESOLVED to award the 10 year contract for the operation of an adventure golf course at Highfields Park to Showcase Greens Limited.

49 EXCLUSION OF PUBLIC

RESOLVED to exclude 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 in the public interest in disclosing the information.

50 EXEMPT MINUTES

The exempt minute of the meeting held on 25 November 2016 were confirmed and signed by the Chair.

51 BRIDGE ESTATE PORTFOLIO UPDATE - EXEMPT APPENDIX

Bevis Mackie, Senior Estates Surveyor presented the exempt appendix to the report of the Director of Strategic Asset and Property Management, with contributions from Connie Green, Solicitor, and Thomas Straw, Senior Accountant for Capital Programmes.

RESOLVED to note the updates and approve the recommendations within the exempt appendix.

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank