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**Nottingham
City Council**

Nottingham City Council Trusts and Charities Committee

Date: Monday, 26 June 2023

Time: 2.00 pm

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

Councillors are requested to attend the above meeting to transact the following business

Director for Legal and Governance

Governance Officer: Catherine Ziane-Pryor

Direct Dial: 0115 876 4298

- 1 Appointment of Vice-Chair**
- 2 Apologies for absence**
- 3 Declarations of interests**
- 4 Minutes** 3 - 6
Of the meeting held on 27 March 2023, for confirmation.
- 5 Bridge Estate Pre-Audit Financial Outturn 2022/23** 7 - 34
Report of the Corporate Director of Finance and Resources
- 6 Bridge Estate Property Update Report** 35 - 40
Report of the Director of Economic Development and Property
- 7 Exclusion of the Public**
To consider excluding the public from the meeting during consideration of the remaining item(s) 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.

8	Exempt Minutes Exempt minutes of the meeting held on 27 March 2023, for confirmation.	41 - 42
9	Exempt Appendix 1b -Bridge Estate Property Update Report	43 - 50

If you need any advice on declaring an interest in any item on the agenda, please contact the Governance Officer shown above, if possible before the day of the meeting

Citizens are advised that this meeting may be recorded by members of the public. Any recording or reporting on this meeting should take place in accordance with the Council's policy on recording and reporting on public meetings, which is available at www.nottinghamcity.gov.uk. Individuals intending to record the meeting are asked to notify the Governance Officer shown above in advance.

Nottingham City Council

Trusts and Charities Committee

Minutes of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 27 March 2023 from 1.19 pm - 2.30 pm

Membership

Present

Councillor Angharad Roberts (Chair)
Councillor Ethan Radford (Vice-Chair)
Councillor Samuel Gardiner

Absent

Councillor Rosemary Healy
Councillor Sajid Mohammed
Councillor Anne Peach
Councillor Andrew Rule
Councillor Audra Wynter

Colleagues, partners and others in attendance:

Bevis Mackie - Corporate Portfolio and Investment Manager
Ayanna Warner - Assistant Surveyor
Thomas Straw - Senior Accountant (Capital Programmes)
Catherine Ziane-Pryor - Governance Officer

29 Apologies for Absence

Councillor Rosemary Healy
Councillor Anne Peach
Councillor Audra Wynter – on other Council Business
Councillor Andrew Rule – personal
Councillor Sajid Mohammed
Malcolm Townroe

Councillor Sam Gardiner for leaving the meeting early due to personal reasons.

30 Declarations of Interest

None.

31 Minutes

The minutes of the meeting held on 19 December 2022 were confirmed as a true record and signed by the Chair.

32 Bridge Estate Property Update Report

Bevis Mackie, Corporate Portfolio and Investment Manager, presented the report which informs the Committee of the position of the Bridge Estate Portfolio since the last meeting.

It is noted that as the recommendations within the report relate to an exempt appendix, the resolution is set out within the exempt section of the minutes, along with a more detailed but commercially sensitive update.

33 Bridge Estate Financial Position, Budget Update and Reserve Policy

Thomas Straw, Senior Accountant (Capital Programmes), presented the report which provides an update on the current position for the 2022/23 budget, reiterates the charity's objectives, and seeks approval for the budget forecast for 2023/24, whilst noting the indicative 2024/25 budget prospects.

The following points were highlighted and members' questions responded to:

- a) Whilst initially a budget surplus of £1m had been predicted, this is now revised to £0.75m due to the financial impact of Dragon Court on the maintenance reserve, along with additional property costs and energy prices remaining high;
- b) It is proposed to establish a Reserves Policy, in line with the best practice accepted by the Charity Commission. The policy will be reviewed and annual basis with an initial proposal to set aside an additional £100k in next year's budget;
- c) The reserve figure of £100k had been identified having considered spend during the last 4 years, although ideally it could be set against a condition survey of properties. Trustees will be asked to consider the mechanisms for a more strategic approach at a future meeting.

Members of the Committee welcomed the introduction of a reserves policy and requested that formula options for the allocating of reserves (such a percentage of the asset value or turnover) which could then be applied to the medium and longer term financial scheduling, are presented to a future meeting.

Resolved:

- 1) **regarding the Forecast 2022/23 Outturn, to:**
 - a) **note the surplus forecast for 2022/23 as £0.750m, compared to the original approved budget surplus of £1.015m (approved at Trust and Charity committee 28th March 2022);**
 - b) **note the contribution to the Bridge Repair Reserve is £0.082m per original budget;**
 - c) **approve a £0.265m reduction in grant payable to the Council;**
 - d) **approve contribution to the property repair reserve of £0.100m, to cover works carried out at Dragon Court and inflationary increases within the current programme;**
- 2) **regarding Bridge Estate Reserve Policy 2023/24, to:**
 - a) **approve and formally adopt the Reserve Policy for 2023/24, as set out in the report;**
 - b) **note that the Reserve Policy will be monitored throughout 2023/24, and we be subject to an annual review in March 2024;**

- c) approve the recommended contributions during 2023/24 as follows:**
 - i. £0.100m contribution to the Bridge Repair Reserve (an annual increase of £0.018m);**
 - ii. £0.100m contribution to the Property Repair Reserve;**
- 3) regarding Bridge Estate Budget 2023/24 and forecast 2024/25, to:**
 - a) approve the Bridge Estate budget for 2023/24, noting the forecast surplus (of £0.551m) for allocation to achieve its charitable objectives;**
 - b) note the indicative budget proposals for 2024/25;**
 - c) approve the use of forecasted capital receipts in March 2023 to make an overpayment on the Lister Gate debt, generating an annual saving of £0.180m plus interest (2023/24 £0.046m).**

34 Exclusion of the Public

The Committee agreed 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 outweighed the public interest in disclosing the information, as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act.

35 Exempt Minutes

The exempt minutes of the meeting held on 19 December 2022 were confirmed as a true record and signed by the Chair.

36 Exempt Appendix to the Bridge Property Update Report

Bevis Mackie, Corporate Portfolio and Investment Manager, presented the report which informs the Committee of the current position of the Bridge Estate Portfolio since the last meeting.

Resolved to:

- 1) note the updates in the report and Appendix 1a relating to the individual Bridge Estate properties;**
- 2) approve the recommended actions as set out in the Exempt Appendix 1b to the report and amended at the meeting.**

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Trust & Charities Committee – 26 June 2023

Title of paper:	Bridge Estate Pre-Audit Financial Outturn 2022/23	
Director(s)/ Corporate Director(s):	Ross Brown – Corporate Director Finance & Resources	Wards affected: All
Report author(s) and contact details:	Thomas Straw – Senior Accountant (Capital Programmes) thomas.straw@nottinghamcity.gov.uk	
Other colleagues who have provided input:	Bevis Mackie – Head of Commercial Property Investment Portfolio Malcolm Townroe – Director of Legal and Governance	
Date of consultation with Portfolio Holder(s) (if relevant)	N/A	
Does this report contain any information that is exempt from publication? No		
Relevant Council Plan Outcome:		
Green, Clean and Connected Communities	<input type="checkbox"/>	
Keeping Nottingham Working	<input type="checkbox"/>	
Carbon Neutral by 2028	<input type="checkbox"/>	
Safer Nottingham	<input type="checkbox"/>	
Child-Friendly Nottingham	<input type="checkbox"/>	
Living Well in our Communities	<input type="checkbox"/>	
Keeping Nottingham Moving	<input type="checkbox"/>	
Improve the City Centre	<input type="checkbox"/>	
Better Housing	<input type="checkbox"/>	
Serving People Well	<input checked="" type="checkbox"/>	
Summary of issues (including benefits to citizens/service users):		
This report details the draft 2022/23 outturn for the Bridge Estate Trust (financial accounts enclosed), detailing any variance from 2021/22.		
Recommendation(s):		
1	That the draft outturn for 2022/23 is noted.	
2	That authority is delegated to the Chair of the Committee to sign the audited accounts on behalf of the Trust, noting that the final version of the accounts will be circulated outside of the meeting to the Committee prior to signing, and then formally circulated at a later Committee meeting.	

1. **Reasons for recommendations**

- 1.1 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 Trust and therefore allows any appropriate decisions or actions to be taken in their role in managing the Trust on behalf of Nottingham City Council as the sole Trustee.
- 1.2 The Bridge Estate Trust's Financial Statements are consolidated as part of Nottingham City Council's Financial Statements; therefore, the Trust is required to provide the Council with signed accounts by the 31st July 2023.

2. Other options considered in making recommendations

- 2.1 Defer the signing of the financial accounts until the next Trust and Charities Committee meeting. This was rejected as deferring the accounts would mean the Trust not being able to meet the deadline for the Council's consolidation.
- 2.2 Arrange a special Trust and Charity Committee meeting in July to enable the financial statements to be signed. This was rejected as the accounts presented to this Committee have undergone a significant element of the audit process so no material amendments to the core statements is expected after this date. Therefore, as detailed within recommendation 2 the Committee members will be informed of any changes with the final accounts being presented at the next meeting.

3. Consideration of Risk

- 3.1 The 2022/23 financial statement is a key requirement for the Bridge Estate and is required to be submitted to the Charity Commission by the 31st January 2024 and 31st July 2023 for consolidation in Nottingham City Council's group accounts. The 10 month financial return deadline for Charities is a necessity for all Charities with income exceeding £25,000, and is required by the Charity Commission.

4. Background (including outcomes of consultation)

- 4.1 As Trustee, the Council has responsibility for making recommendations on the management of its Charities. The financial outturn is a key part of the framework for the financial management of the Trust and any subsequent recommendations.

5. Finance colleague comments (including implications and value for money)

- 5.1 Table 1 below presents the 2022/23-year end draft position for the Bridge Estate, further details can be found in the enclosed Draft Financial Statement.

	2022/23 (Draft) £	2021/22 £	Movement £
Income			
Rent (Net of movement in loss allowance)	(1,497,197)	(1,880,421)	383,224
Interest Received	(39,600)	(3,163)	(36,437)
Service Charges / Other	(52,355)	(57,142)	4,787
Total Income	(1,589,153)	(1,940,726)	351,573
EXPENDITURE			
Raising Funds			
Business Rates	250,128	153,348	96,780
Supplies & Services	46,556	68,446	(21,890)
Energy	56,011	(455)	56,466
Other	47,242	(7,375)	54,617
Charitable Activities			
Management & Administration	131,805	140,550	(8,745)

Other	0	10,650	(10,650)
Grant to Nottingham City Council	750,000	1,000,000	(250,000)
Other			
Interest Payable on Lister Gate Loan	51,110	55,978	(4,868)
Total Expenditure	1,332,852	1,421,142	(88,290)
SURPLUS POSITION BEFORE MOVEMENT TO RESERVES	(256,301)	(519,584)	263,283
MOVEMENT TO RESERVES			
Contribution to / (from) Repairs Fund	67,293	104,537	(37,244)
Contribution to / (from) Unrestricted Fund	189,007	415,047	(226,040)
NET position	0	0	0

5.2 Variances between 2022/23 and 2021/22 greater than £100,000 are explained below:

- Rent (net of movement in Loss Allowance) £383,223, majority of this movement of due to the following 2 movements:
 - Increase in loss allowance provision due to more prudent assessment and change in the treatment of the Robin Hood Energy debt,
 - Decrease in rental income due to voids at Lister Gate;
- Grant to NCC (£250,000), reduction in grant paid to NCC during 2022/23 was due to reduced net profit in year and an element of surplus being ringfenced for property repairs identified at the March meeting of the committee;

5.3 Bridge Estate – Reserve Position

5.4 Table 2 below details the position of the Bridge Estate Reserves;

Table 2: Bridge Estate Reserve Position & Commitments					
	Bridge Repair Reserve £	Property Repair Reserve £	Un-Earmarked Reserve £	Capital Receipt Reserve £	Total £
Balance at 1 April 2022	(104,537)	(354,963)	(203,069)	(105,711)	(768,280)
In year contribution	(82,400)	(100,000)	(89,007)	0	(271,407)
Reserve drawdown - Unrestricted	15,107	0	0	0	15,107
Reserve drawdown - Endowment	0	101,506	(525)	0	100,981
Balance at 31 March 2023	(171,830)	(353,457)	(292,601)	(105,711)	(923,599)
Expenditure Commitments					
Governors House	0	120,973	0	0	120,973
Century House	0	87,278	0	60,625	147,903
Wheeler Gate	0	0	0	15,979	15,979
Dragon Court	0	34,979	3,914	29,107	68,000
Castle Bridge	0	110,227	0	0	110,227
Uncommitted Balance	(171,830)	0	(288,687)	0	(460,517)

5.1 During 2022/23 the Bridge Estate reserve balance has increased by £155,319 to £923,599.

5.2 The 2022/23 reserve drawdowns are for the following transactions:

- Revenue drawdown - Unrestricted £15,107;
 - Revenue maintenance on Trent Bridge

- Reserve Drawdown – Endowment £100,981;
 - Castle Bridge – Capital Improvements £10,773
 - Century House – Capital Improvements £14,810
 - Governors House – Capital Improvements £31,902
 - Wheeler Gate – Capital Improvements £44,021
 - Other (£525)

6. **Legal colleague comments**

The recommendations contained in the report raise no significant legal issues and will enable the Trust's financial statement to be included in the Council's Group Accounts as set out in the body of the report.

Malcolm R. Townroe – Director of Legal and Governance – 16 June 2023

7. **Other relevant comments**

7.1 None

8. **Equality Impact Assessment (EIA)**

An EIA is not required because the report does not relate to new or changing policies or services.

9. **Data Protection Impact Assessment (DPIA)**

9.1 A DPIA is not required because this decision does not include any sensitive data.

10. **Carbon Impact Assessment (CIA)**

10.1 A CIA is not required because this decision is financial information only and has no CIA impact.

11. **List of background papers relied upon in writing this report (not including published documents or confidential or exempt information)**

11.1 None

12. **Published documents referred to in this report**

12.1 Trust & Charities Committee Report (27 March 2023) – Bridge Estate Financial Position and Budget Update.

BRIDGE ESTATE



ANNUAL REPORT

for the year ended 31 March 2023

Registered Charity Number: 220716

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REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST MARCH 2023

The trustees present their annual report and financial statements of the charity for the year ended 31st March 2023. The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's trust deed, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland.

OBJECTIVES AND ACTIVITIES FOR THE PUBLIC BENEFIT

The maintenance and repair of Trent Bridge and approaches remains the primary objective of the charity. Trent Bridge is the major vehicle communication route from the south of the City and is critical in bringing economic benefit to the City. This is increasingly important in light of the downturn in the global and national economy. The bridge is open to the public at large, assuring public benefit on an open access basis. There are no restrictions regarding the members of the public who may use the bridge and no fees are charged.

The Trustees' Annual Report for the year ending 31 March 2023 confirms that any residual income is applied to the Trust's charitable objectives as defined below, this includes the improvement of the City of Nottingham in support of the Council's aims and objectives, as set out in the Council Plan and Medium Term Financial Strategy. This is delivered through the maintenance and protection of the Trust's portfolio of income producing assets.

A proportion of the surplus income generated by the charity is transferred to Nottingham City Council's (NCC) General Fund and is used for the benefit of the citizens of Nottingham. As referred to above, the surplus contributes directly to the delivery of Nottingham's priorities as set out in the Council Plan and enables the Council to provide the citizens of Nottingham with effective and efficient services. Further surplus income has been retained in the Trust for investment in its portfolio.

The Bridge Estate fixed asset portfolio will be actively managed to secure new investment properties, increase income and reduce risk in an uncertain market.

The trustees confirm that they have referred to the Charity Commission's guidance on public benefit when reviewing the Trust's aims and objectives.

Objectives

The initial sole objective of the Bridge Estate was the provision of funds for the maintenance and repair of Trent Bridge. However, by the late nineteenth century the income generated by the Estate was in excess of that required for maintenance of Trent Bridge and consequently the objectives of the Estate were extended by virtue of section 78 of the Nottingham Corporation Act 1882.

The Bridge Estate's charitable objectives are now threefold:

1. To provide for the efficient maintenance and repair of Trent Bridge and the approaches to it.
2. To provide a contingency fund for the possible construction of such new bridge or bridges over the River Trent as may be found necessary or desirable.
3. To apply the residue of any income as the trustees think best for the improvement of the City of Nottingham and the public benefit of its inhabitants.

Main objectives for the financial year 2023/24 -

1. To ensure the necessary financial provision is available if required to provide a vehicle and pedestrian communication link for the City of Nottingham via Trent Bridge.
2. The continued development of the Trust's property portfolio with a view to minimizing the risk of exposure to adverse economic conditions and protecting and increasing its income and capital value of its assets.
3. Surplus revenue generated by the Charity to be invested through NCC to support the City Council's aims and objectives for the city as set out in the Council Plan and the Medium Term Financial Strategy.

Strategies adopted in the management of the property portfolio

The Bridge Estate's stated objectives of setting up a contingency fund for the maintenance and repair of Trent Bridge and to accumulate a fund to build a new bridge, should this be necessary, is effectively met by the management of the property portfolio. In practice, although properties could either be sold or mortgaged to fund such expenditure, the current local government context means that there are more efficient and effective ways of raising the funds required to maintain or to replace Trent Bridge. NCC is able to earmark funds from the Local Transport Plan for this purpose and substituting Bridge Estate funds would unnecessarily run down the value of the portfolio. Trent Bridge forms part of the adopted highway network, with maintenance and repairs overseen by the Highway Authority, with the Bridge Estate providing funds as necessary for the carrying out of these works.

Funds generated by the Bridge Estate holding, either through day-to-day operations or sale/mortgage would, in this context, only be applied where other funding routes have been exhausted. For the latter option, Trustees recognise that the ability to generate the level of sales required to replace the Trent Bridge would be difficult to achieve in the short-term and in any case could not meet the full cost of replacing the structure – further confirming the need of working, where possible, within the current local government financial context. There is a further restriction on the ability to generate funds in this way through the possibility that historic restrictions on the disposal of specific 'endowed' properties may exist.

The property portfolio includes a number of commercial properties including: retail; office; industrial; ground leases; agricultural holdings; and a miscellaneous range of other properties.

Investment risk whilst held in a single investment class (except money held on interest awaiting reinvestment) is in effect spread through the diverse range of property type, location and tenure.

To maximise return on investment, the Charity is obliged to let properties at full market rent and lettings on full repairing and insuring terms where it is practical to do so. In the case of multi occupied premises where the landlord is responsible for external repairs, heating, cleaning common parts, insurance etc., the costs are generally recovered by way of additional service charge.

The rents of properties leased for a term of years are reviewed in accordance with the terms of the agreement and current market conditions and short term 'periodic' tenancies are generally reviewed every 3 years. In the case of expiring leases, these are either renewed on negotiated terms or marketed for re-letting where the original lessee does not wish to continue. In all cases, terms will be negotiated to secure the best outcome for the Charity including where possible an increased rent unless there are other objectives that the Trustees wish to secure.

ACHIEVEMENTS and PERFORMANCE

The sole activity of the Bridge Estate is investing, through property ownership, to generate income that is utilised for the objectives of the Charity and to increase rental income and to grow the capital value of its assets, to further the charitable purposes to maintain Trent Bridge and for the benefit of the citizens of Nottingham. Strategic Assets and Property, a division of NCC's Development and Growth Department, manage the property portfolio on behalf of Bridge Estate. A dedicated Chartered Surveyor is assigned to this role.

In summary, the following has been undertaken over the past 12 months:

- 24-30 Castle Gate – approval for disposal of the freehold interest with completion expected early 23/24
- 140 Vernon Road – identified for disposal with the asset expected to be to be sold in 23/24
- Dragon Court, Part of Building 3, Woolsthorpe Depot, Woolsthorpe Close – completion of internal refurbishment works projects
- Upper Floors Century House, 5 Castle Bridge, Ground Floor, 14-16 Wheeler Gate – funding allocated for undertaking refurbishment projects to be carried out in 23/24
- The Cold Store & Premises and Land & Premises at Cattle Market – approval obtained with respect to granting lease renewals with completion expected early 23/24
- Governors House & Judges Retiring Rooms, High Pavement – refurbishment works substantially completed with heads of terms to be finalised in respect of a letting to a prospective tenant

There is an ongoing strategic review of the portfolio to identify assets held by the Trust which could be sold and generate investment capital. Should disposals be approved by the Trustees, total capital reserves will provide the Trust with the opportunity to secure positive reinvestment in the portfolio, either through the acquisition of new assets or the improvement or refurbishment of existing properties. The policy remains to achieve market rates for rental, ensuring the charity receives value for money across its asset base.

FINANCIAL REVIEW

The financial statements of the Bridge Estate are included in the following pages. The statements include comparative figures for the previous year and consist of the following:

- **Statement of Financial Activities (SoFA)** is a single accounting statement with the objective of showing all incoming resources and resources expended by the charity in the year on all its funds.
- **Balance Sheet** setting out the assets, liabilities and funds of the Trust;
- **Notes to Financial Statements** explaining the accounting policies adopted and explanations of information contained in the Financial Statements.

The Trustees confirm that the Trust's assets are available and adequate to fulfill the obligations of the Trust. Nottingham City Council is required to publish International Financial Reporting Standards (IFRS) compliant accounts. The Bridge Estate forms part of NCC's Group Accounts, and therefore the accounts have been consolidated on this basis. No adjustments were required to these accounts upon consolidation.

Policy on reserves

The Charity may hold reserves or funds to even out the financial impact of significant costs for any particular year. The Charity's objectives state that any residue of any income should be used for the improvement of the City of Nottingham and the public benefit of its inhabitants, therefore any remaining net income over what is required to be set aside for prudent asset management is transferred to NCC's General Fund.

The actual Surplus transferred was £750,000 for 2022/23 (£1,000,000 2021/22). Further details on reserves can be found in the notes to the accounts.

Investment Policy

The Investment Policy is to seek to achieve an absolute return over the long term in order to meet increases in expenditure and maintain the Trust's fund in real terms. Any funds generated by the sale of property are temporarily invested until a new investment opportunity is identified by the property manager, in consultation with the Trusts and Charities Committee. When investing Bridge Estate Funds, NCC adhere to their Investment Strategy which complies with the Local Government Act 2003 in support of obtaining the best yield for the Trust.

Risk Management

The Bridge Estate adopts the NCC's Risk Management Policy, tailored as appropriate for the Trust. The Trustees are committed to a programme of risk management to protect the Charity's assets. A Risk Register is held which identifies the key risks and the measures in place to mitigate such risks. Procedures are also in place to ensure that appropriate advice and support is provided to Trusts and Charities Committee as and when required.

Review of financial position

Below is a summary of the income generated and resources expended:

	2022/23 (£)	2021/22 (£)
INCOMING RESOURCES	(1,850,032)	(1,835,992)
RESOURCES EXPENDED		
Surplus transferred to NCC General Fund	750,000	1,000,000
Raising Funds	399,938	213,964
Charitable Activities	131,805	151,200
Other	51,110	55,978
Increase / (Decrease) in Loss Allowance	260,879	(104,734)
Net Contribution to / (from) reserves	256,300	519,584
	1,850,032	1,835,992

PLANS FOR FUTURE PERIODS

A property investment portfolio is a dynamic resource and needs to be actively managed if it is to develop and resist the effects of economic change. The principal focus should be on proactive management of the portfolio's income profile, maximising income from existing properties, acquiring prime assets in favour of secondary stock where possible and developing a mix of investments aimed at creating stability, secure income, capital and revenue growth and minimised risk.

The current portfolio includes some of these elements:

- A diverse range of assets offering some security against the decline of a specific market sector
- Revenue supported by a range of income generating investments including the modern industrial units, some quality office and retail space
- Secure ground lease investments providing strong capital growth and strategic control of land use.
- An opportunity to buy in leases within its own assets, securing the benefit of marriage value

The Trust holds some good quality assets evidenced by the Alexander Fleming Building at the Nottingham Science Park, retail premises on Lister Gate/Wheeler Gate and offices at Century House on Chapel Bar and Castle Marina.

The strategy is based on the following principles:

- All assets in the portfolio to be rated on their potential for retention or disposal with a view to actively pursuing early disposal in selected cases.
- That specific opportunities be identified for using additional investment resources for the improvement of existing assets where it can be demonstrated the investment will generate increased income or maintain income otherwise at risk. This might include the refurbishment of offices or workspace or buying in leasehold interests to provide an asset that is more attractive to a potential tenant.
- That opportunities for strategic acquisitions be brought to future committees for consideration where it can be demonstrated they will:
 - Secure income generation
 - Good potential for rental growth
 - Resilience to changing economic conditions

- An annual review of the policy for disposals and acquisitions looking at projections for the forthcoming year and the influence of opportunities secured in the previous year.
- The exploration of opportunities within the portfolio where value can be secured through strategic acquisition of third party interests, securing planning consent where it is beneficial and is considered to add value to potential disposals
- Maintaining and developing existing income through selective investment in assets identified for retention.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure of the charity

Bridge Estate is a charity of which NCC elected members are representing the Council as sole trustee of the Bridge Estate Charity.

All transactions relating to the Bridge Estate are subject to the same Financial Regulations and procedures as those relating to land and property held by NCC. The Annual Report and Financial Statements are reported to and approved by Councillors of the Trusts and Charities Committee each year.

Governing document

Royal Charter Dated 21 February 1551.

The earliest mention discovered of the Bridge Estate is in 1302. From that date various bequests of land and property were made, the income from which was devoted to the maintenance of bridges over the River Trent.

In 1550, Edward VI made a grant by charter of the "lands, tenements and hereditaments" of two monasteries which had been dissolved by his father Henry VIII. The grant was made to the "Mayor and Burgesses of the town of Nottingham, and to their successors for ever", and was stated to be to fulfill a promise of Henry VIII "in consideration of the great charges and expenses daily sustained by his well-beloved the Mayor and Burgesses of his town of Nottingham in and about the mending, sustaining and repairing of their bridges over the water of Trent".

Bridge Estate was thus created by Royal Charter on 21 February 1551 with the then Corporation as sole trustee.

It was established in 1945 that Bridge Estate was and had from the beginning been a Charity. Consequently, the property of the Estate and the Council elected members as Trustees, are subject to the law affecting charitable trusts, the jurisdiction of the Charity Commissioners and the provisions of the Charities Act 2011, various statutes and the provisions of Charity Law.

Trustees' selection methods

Nottingham City Council (NCC) elected members are the Council's representatives for the Bridge Estate.

NCC has elected members who are elected on a 4 year cycle. The following table details the councillors / trustees for the financial year 1 April 2022 to 31 March 2023 and also includes all post year trustee movements, following local elections:

Councillor Adele Williams	Councillor Linda Woodings
Councillor AJ Matsiko	Councillor Maria Joannou
Councillor Andrew Rule	Councillor Maria Watson
Councillor Angela Kandola	Councillor Matt Shannon
Councillor Angharad Roberts (resigned May-23)	Councillor Merlita Bryan (resigned May-23)
Councillor Anne Peach (resigned May-23)	Councillor Michael Edwards
Councillor Anwar Khan	Councillor Michael Savage
Councillor Audra Wynter	Councillor Mick Raine
Councillor Audrey Dinnall	Councillor Mohammed Saghir (resigned May-23)
Councillor Azad Choudhry (resigned May-23)	Councillor Nadia Farhat
Councillor Carole McCulloch	Councillor Naim Saqab Salim
Councillor Cate Woodward (resigned May-23)	Councillor Nayab Patel
Councillor Charyl Barnard	Councillor Neghat Khan
Councillor Corall Jenkins	Councillor Nick Raine (resigned May-23)
Councillor Dave Liversidge (resigned May-23)	Councillor Nicola Heaton (resigned May-23)
Councillor David Mellen	Councillor Patience Ifrediora
Councillor David Trimble (resigned May-23)	Councillor Pavlos Kotsonis
Councillor Devontay Okure	Councillor Phil Jackson (resigned May-23)
Councillor Ethan Radford	Councillor Rebecca Langton (resigned May-23)
Councillor Eunice Campbell-Clark (resigned May-23)	Councillor Roger Steel (resigned May-23)
Councillor Eunice Regan	Councillor Rosemary Healy (resigned May-23)
Councillor Faith Gakanje-Ajala	Councillor Saj Ahmad
Councillor Farzanna Mahmood	Councillor Sajid Mohammed
Councillor Fozia Mubashar	Councillor Sally Longford (resigned May-23)
Councillor Georgina Power	Councillor Salma Mumtaz
Councillor Graham Chapman	Councillor Sam Harris
Councillor Gul Khan	Councillor Sam Lux
Councillor Hayley Spain	Councillor Sam Webster (resigned May-23)
Councillor Hassan Ahmed (resigned May-23)	Councillor Samina Riaz
Councillor Helen Kalsi	Councillor Samuel Gardiner
Councillor Imran Jalil	Councillor Sana Nasir
Councillor Jane Lakey (resigned May-23)	Councillor Sarita-Marie Rehman-Wall
Councillor Jawaid Khalil (resigned May-23)	Councillor Shuguftah Quddoos
Councillor Jay Hayes	Councillor Steve Battlemuch
Councillor Kevin Clarke	Councillor Sue Johnson (resigned May-23)
Councillor Kirsty Jones (Nottingham Independents)	Councillor Sulcan Mahmood
Councillor Kirsty Jones (Labour)	Councillor Toby Neal (resigned May-23)
Councillor Leslie Ayoola	Councillor Wendy Smith (resigned May-23)
Councillor Liaqat Ali	Councillor Zafran Khan

Trusts and Charities Committee

Councillors are appointed to membership of the Trusts and Charities Committee by full Council to fulfil the Council's responsibilities as Trustees. The Constitution allows that where in-year changes are required to memberships, either at the request of the relevant political group or because a member has resigned or ceased to be eligible for membership, the Corporate Director of Finance and Resources has the authority to action those changes subject to political balance being preserved where applicable and to the changes made being reported to the next meeting of Council. Details of membership will be updated and published on the Council's website on an ongoing basis. The following is the current list of the Trusts and Charities Committee appointed members (following the May 2023 Local Election) who approve the Annual Report and financial statements for the financial year 1 April 2022 to 31 March 2023:

Councillor Kirsty Jones (Chair)
Councillor Faith Gakenje-Ajala
Councillor Anwar Khan
Councillor Zafran Khan
Councillor Farzanna Mahmood
Councillor Sarita-Marie Rehman-Wall
Councillor Salma Mumtaz
Councillor Sana Nasir
Councillor Andrew Rule

Induction and training of Trusts and Charities Committee

Following appointment, councillors are invited to attend an induction which includes training on their role and responsibilities on behalf of the Trustees, with particular regard to the public benefit requirement. The historical background, policies and procedures of Bridge Estate are also covered and the councillors receive copies of Charity Commission published guidance.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity Name	Bridge Estate
Charity Number	220716
Registered Address	Nottingham City Council Loxley House Station Street Nottingham NG2 3NG
Charity's Trustees	Councillors of Nottingham City Council
Day to Day Management	Director of Economic Development & Property Directorate Loxley House Station Street Nottingham NG2 3NG
Auditors	Rogers Spencer Newstead House Pelham Road Nottingham NG5 1AP
Financial Advisor	Corporate Director of Finance and Resources Nottingham City Council Loxley House Station Street Nottingham NG2 3NG
Bankers	Lloyds Bank Parliament Street Nottingham 12-16 Lower Parliament Street Nottingham NG1 3DA

RESPONSIBILITIES OF THE TRUSTEES

The Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities 2019 SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the governing document. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees confirm, so far as they are aware, that:

- there is no relevant audit information of which the charity's auditors are unaware; and
- we have taken all the steps that we ought to have taken as trustees in order to make ourselves aware of any relevant audit information and to establish that the charity's auditors are aware of that information.

Approved by the Trusts and Charities Committee and signed on behalf of Nottingham City Council by:

Date:

Cllr Kirsty Jones (Chair), Signed for the Trustees

The notes form part of these accounts.

Statement of Financial Activities for the year ending 31 March 2023

	2022/23			2021/22		
	Unrestricted Funds £	Endowment Funds £	Total Funds £	Unrestricted Funds £	Endowment Funds £	Total Funds £
<u>Income and endowments from:</u>						
Other Trading Activities	(1,784,137)	-	(1,784,137)	(1,832,829)	-	(1,832,829)
Investments	(39,600)	-	(39,600)	(3,163)	-	(3,163)
Other	(26,295)	-	(26,295)	-	-	-
Total	(1,850,032)	-	(1,850,032)	(1,835,992)	-	(1,835,992)
<u>Expenditure on:</u>						
-						
Raising Funds	-	399,938	399,938	-	213,964	213,964
Charitable Activities	41,048	90,757	131,805	56,740	94,460	151,200
Charitable Activities - Transfer to NCC	750,000	-	750,000	1,000,000	-	1,000,000
Increase / (Decrease) in Loss Allowance	260,879	-	260,879	(104,734)	-	(104,734)
Other	-	51,110	51,110	-	55,978	55,978
Total	1,051,927	541,805	1,593,732	952,006	364,402	1,316,408
Net (income) / expenditure	(798,105)	541,805	(256,300)	(883,986)	364,402	(519,584)
Transfer between Funds	642,786	(642,786)	-	594,355	(594,355)	-
Other Recognised (Gains)/Losses						
(Gains)/losses on Revaluation of Investment Properties	-	(5,008,698)	(5,008,698)	-	(1,997,933)	(1,997,933)
(Gains)/losses of following Fair Value assessment of Financial Investments	-	14,795	14,795	-	(81,223)	(81,223)
Other (gains)/losses	-	(525)	(525)	526	-	526
Net Movement in Funds	(155,319)	(5,095,409)	(5,250,728)	(289,105)	(2,309,109)	(2,598,214)
<u>Reconciliation of Funds</u>						
Total Funds Brought Forward	(662,569)	(30,719,422)	(31,381,991)	(373,464)	(28,410,313)	(28,783,777)
Total Funds Carried Forward	(817,888)	(35,814,831)	(36,632,719)	(662,569)	(30,719,422)	(31,381,991)

Balance Sheet as at 31st March 2023

	Note	2022/23 (£)	2021/22 (£)
Fixed Assets			
Property Investments	6	36,976,100	31,865,896
Investments at Fair Value through Statement of Financial Activities	7	717,515	732,310
Total Fixed Assets		37,693,615	32,598,206
Current Assets			
Debtors (net of Bad Debt Provision)	8	1,266,519	991,456
Cash at Bank	8	1,147,033	2,026,775
Total Current Assets		2,413,552	3,018,231
Liabilities			
Creditors - Amounts falling due within one year	9	(1,811,023)	(2,390,739)
Net Current Assets		602,529	627,492
Total Assets Less Current Liabilities		38,296,144	33,225,698
Creditors - Amounts falling due after one year	9	(40,879)	(40,879)
Long Term Borrowing	9	(1,622,545)	(1,802,828)
NET ASSETS		36,632,720	31,381,991
The Funds of the Charity			
Endowment Fund		(35,814,831)	(30,719,422)
Unrestricted Funds		(817,888)	(662,569)
TOTAL CHARITY FUNDS		(36,632,719)	(31,381,991)

Approved by the Trusts and Charities Committee and signed on behalf of Nottingham City Council by:

Date:

Ross Brown - Corporate Director of Finance and Resources

Date:

CLlr Kirsty Jones (Chair), Signed for the Trustees

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting Policies

General Principles

The Annual Report summarises the Bridge Estate transactions for 2022/23 financial year together with its financial position at 31 March 2023.

This section explains the accounting policies applied in producing the Annual Report for the Bridge Estate. Accounting policies are the principles, bases, conventions and rules by which transactions are recognised, measured and presented in the accounts.

Basis of preparation and assessment of going concern

The accounts have been prepared in accordance with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and UK Generally Accepted Accounting Practice. The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

The cash flow statement forms part of the Nottingham City Council's group accounts.

The Trust constitutes a public benefit entity as defined by FRS102.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Income Recognition

Income receipts are accrued and accounted for in the period to which they relate. Payments received in advance are recognised as a liability on the balance sheet within creditors.

Rental income is recorded when the invoices are raised and become due for payment.

Expenditure Recognition

All expenditure is accrued and accounted for in the period during which they are consumed or received. Accruals have been made for all material sums unpaid at the year-end for goods or services received or work completed. Receipts received in advance are recognised as an asset on the balance sheet within debtors. Expenditure is classified under the following activity headings:

Raising Funds

Costs of raising funds includes premises expenses, which includes day to day maintenance, insurance and external audit fees. These are initially charged against the Endowment Fund in the SoFA, as recommended in the Charities SORP, but transferred to Unrestricted Funds within Gross Transfer between Funds.

Charitable Activities

The costs of governance arrangements, which relate to the general running of the charity, as opposed to direct management functions inherent in generating funds, service delivery and programme. These activities provide the governance infrastructure, which allows the charity to operate and to generate the information required for public accountability.

Charitable Activities – Transfer to NCC

The net expenditure or income of the Bridge Estate is transferred to NCC's General Fund for the benefit of the citizens of Nottingham.

Other

Expenditure which does not fall into any of the above categories.

Irrecoverable VAT

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

Other recognised Gains/(losses)

The gains/(losses) on investment assets, represents the differences between proceeds received on disposals and their market value at the beginning of the year.

The gains/(losses) on revaluation of investment assets represents material changes in property valuations.

Fixed Assets

Investment properties

Investment properties are those used solely to earn rentals and/or for capital appreciation for the Bridge Estate. Investment properties are measured initially at cost. They are not depreciated but are revalued annually according to market conditions at year-end.

The 2022/23 valuations have been carried out in accordance with current RICS. Gains and losses on revaluation and on disposal are shown within the SOFA. However as revaluation and disposal gains and losses are not allowed by statute to impact on the financial activities of the Bridge Estate, they do not form part of the income and expenditure totals, but provide details within the SOFA of the movement on the Endowment Fund. Any sale proceeds are posted to the Endowment Fund.

Rental income from investment properties is credited to investment income within the SOFA.

Where land or property is held as a community asset, dedicated for the enjoyment of the public in perpetuity they are given a value of £NIL.

Other investments

Other investments are included in the Balance Sheet at market value and include loans and government stocks.

Accruals of Expenditure and Income

The accounts of the Bridge Estate are maintained on an accruals basis. This means that sums due to or from the Bridge Estate during the year are included whether or not the cash has actually been received or paid in the year. Where income and expenditure has been recognised but cash has not been received or paid, a debtor or creditor for the relevant amount is recorded in the balance sheet. Cash received or paid and not yet recognised as income or expenditure is shown as a creditor (receipt in advance) or debtor (payment in advance) in the balance sheet and the SOFA adjusted accordingly. Fees, charges and rents due from customers are accounted for as income at the date that the Bridge Estate provides the associated goods or services.

This policy is not followed for certain quarterly payments, including gas and electricity, where expenditure is recorded at the date of meter reading rather than being apportioned between financial years. This policy is consistently applied each year and, therefore, does not have a material effect on the year's accounts.

Where it is doubtful that a debt will be settled, the balance of debtors is written down and a charge made to

the SoFA for the income that might not be collected. This bad debt provision is offset against the debtor balance on the balance sheet.

Cash

Cash is represented by deposits held within the Bridge Estate bank account.

Funds of the Charity

Endowment fund

The capital of the Bridge Estate is held as a permanent endowment fund. There is no power to convert the capital into income; the fund must generally be held indefinitely.

Unrestricted income fund

This fund has been established so that the cost of repairing Trent Bridge was spread out and does not impact on the finances of the Charity in a particular year. In 2006/07 an additional Renewal and Repairs Fund was set up to meet the cost of repairs to the housing stock held by the Bridge Estate. Annual contributions are made to the fund and repairs costs are charged to the SoFA in the year they are carried out, with transfers being taken from the fund.

The income from the fund is unrestricted income but it is expendable at the discretion of the active trustees in the furtherance of the charity's objectives.

2. Tax status of the Bridge Estate

Bridge Estate is a registered charity and is therefore exempt from income tax and capital gains tax on income and gains falling within S531 ITA 2007 and S256 CGA 1992. Nottingham City Council is the sole trustee of the Bridge Estate and, in accordance with VAT notice 749, is entitled to recover VAT incurred on the expenditure of the Bridge Estate under section 33 of the VAT Act 1994.

3. Summary of Fund Movements

	2022/23			2021/22		
	Endowment Fund £	Unrestricted Funds £	TOTAL £	Endowment Fund £	Unrestricted Funds £	TOTAL £
Balance B/fwd	(30,719,422)	(662,569)	(31,381,991)	(28,410,313)	(373,464)	(28,783,777)
Incoming Resources	-	(1,850,032)	(1,850,032)	-	(1,835,992)	(1,835,992)
Outgoing Resources	541,805	1,051,927	1,593,732	364,402	952,006	1,316,408
Transfers	(642,786)	642,786	-	(594,355)	594,355	-
Gains and Losses	(4,993,903)	-	(4,993,903)	(2,079,156)	-	(2,079,156)
Other Movements	(525)	-	(525)			
Balances C/fwd	(35,814,831)	(817,888)	(36,632,719)	(30,719,422)	(662,569)	(31,381,991)

Incoming Resources

As a general rule, incoming capital resources to the Bridge Estate are generated by the sale of investment properties or the payment of premiums in respect of the re-gearing of long leaseholds. The Bridge Estate capital fund is a permanent endowment fund which means that it cannot usually be spent as income. Thus, any income generated by the sale of freehold land or buildings, or the re-gearing of long leaseholds on payment of a premium, must be reinvested in the purchase or improvement of freehold land and buildings.

At the discretion of the Charity Commission, funds may be spent on infra-structure assets but any sum spent will have to be recouped and the capital fund replenished.

Other Recognised (Gains)/Losses

The annual revaluation of the property portfolio has been completed in 2022/23 resulting in a net gain on revaluation of assets of £5,008,698.

Unrestricted income fund

During 2022/23 the Bridge Repairs Fund received a contribution of £67,293 which is set aside for future works to the Bridge (£104,537 contribution 2021/22), while the unrestricted funds had a contribution of £102,847 (£415,047 2021/22).

4. Income and Expenditure Detailed Analysis

	2022/23 £	2021/22 £
INCOME		
Rent (net of movement in Loss Allowance)	(1,497,197)	(1,880,421)
Service Charges	(26,060)	(57,142)
Interest Received	(39,600)	(3,163)
Other	(26,295)	-
	(1,589,152)	(1,940,726)
EXPENDITURE		
Raising Funds		
<i>Agency and Contracted Services</i>		
Cleaning	-	97
Grounds Maintenance	5,213	(7,955)
<i>Investment Management Costs</i>		
Business Rates	250,128	153,348
Energy Costs & Water	56,011	(455)
Insurance	-	(20,760)
Property Maintenance (inc Bridge)	19,495	(1,291)
Rent Collection	22,534	22,534
Supplies and Services	46,556	68,446
Charitable Activities		
Surplus transferred to NCC General Fund	750,000	1,000,000
Audit Costs	-	10,650
<i>Support Costs</i>		
Management and Administration	131,805	140,550
Other		
Interest Payable	51,110	55,978
Movement to Funds		
Contribution to / (from) Repairs Fund	67,293	104,537
Contribution to / (from) Unrestricted Fund	189,007	415,047
	1,589,152	1,940,726

5. Allocation of governance and support costs

The breakdown of Charitable Activity support costs and how these were allocated between governance and other costs is shown below:

2022/23				
	Total	Governance Related (*)	Other Support Costs	Basis of Apportionment
	£	£	£	
Computer Costs	17,100	17,100		Software Usage
Recharged Staff Costs	55,140	23,548	31,592	Staff Time
Property Services Costs	59,565	17,500	42,065	Asset Valuation Costs/Staff Time
	131,805	58,148	73,657	

2021/22				
	Total	Governance Related (*)	Other Support Costs	Basis of Apportionment
	£	£	£	
Audit Fees	10,650	10,650	-	External Provider's Annual Fee
Computer Costs	17,100	-	17,100	Software Usage
Recharged Staff Costs	55,140	23,548	31,592	Staff Time
Property Services Costs	68,310	22,542	45,768	Asset Valuation Costs/Staff Time
	151,200	56,740	94,460	

(*) Governance Related Costs are met entirely from Unrestricted Funds.

6. Investment Property

Investment property represents assets owned by the Bridge Estate, primarily property and buildings all situated in the United Kingdom. The portfolio of property is mainly investment properties which are valued by Nottingham City Council Property Service Chartered Surveyor (member of the Royal Institution of Chartered Surveyors) and in accordance with the Royal Institute of Chartered Surveyors Appraisal and Valuation Standards Manual (the Red Book). Properties held by the Bridge Estate are non-operational properties and as such, the valuation is on the basis of open market value. This area is managed by the Director of Economic Development and Property.

Investment properties in the portfolio are valued at market value in accordance with the Charities SORP. Some properties have a de-minimis value of £NIL as they are community assets, dedicated for the enjoyment of the public in perpetuity.

Assets that are sold are re-valued pending sale and written out of the accounts at this value.

Analysis of the movement in Investment Property	2022/23 (£)	2021/22 (£)
Carrying value (market value) at beginning of year	31,865,896	29,818,293
Add: Capital Expenditure Incurred	101,506	49,670
Add/deduct: Net gains/(losses) on revaluation	5,008,698	1,997,933
Carrying value (market value) at end of year	36,976,100	31,865,896

The following properties whose value is greater than £1m, are considered to be material in the context of the investment property list:

Property	Value 2022/23 £	Value 2021/22 £
Woolsthorpe Close, Off Wigman Road, Bilborough	4,300,000	3,842,184
Units 21-29, Whitemoor Court, Nuthall Road	4,082,000	3,567,000
Eastcroft Depot, London Road	3,400,000	3,150,000
The Alexander Fleming Building, Nottingham Science and Technology Park, University Boulevard	1,888,000	1,913,000
34-38 Lister Gate	1,645,000	1,670,000
Land: 3 Acres at Bull Close Road, Lenton Lane Industrial Estate, Nottingham	1,470,000	1,076,500
Castle Gate House, 24-30 Castle Castle, Nottingham	1,460,000	1,125,000
Century House, 8-18 Chapel Bar	1,450,000	1,519,743
Territorial Army Centre, Wigman Road	1,387,000	914,000
Eastcroft Incinerator Complex, London Road	1,033,000	933,500

7. Other Investments

	2022/23 £	2021/22 £
Government Stocks	1,385	1,385
COIF Accumulation Units	716,130	730,925
	717,515	732,310

Analysis of the movement in Other Investments	2022/23 £	2021/22 £
Carrying value (market value) at beginning of year	732,310	651,087
Add/deduct: Net gains/(losses) on revaluation	(14,795)	81,223
Carrying value (market value) at end of year	717,515	732,310

8. Analysis of current assets

Debtors	2022/23	2021/22
	£	£
Trading Activities	1,069,550	677,497
Amounts due from subsidiary and associated undertakings	196,970	313,959
	1,266,519	991,456

Cash	2022/23	2021/22
	£	£
Cash at bank	1,147,033	2,026,775

9. Analysis of current liabilities and long term creditors

Current Liabilities	2022/23	2021/22
	£	£
Amounts due to subsidiary and associated undertakings (including subsidiary Receipts in Advance)	(1,403,177)	(1,823,045)
Other creditors	(191,797)	(185,898)
Receipts in Advance	(216,050)	(381,796)
	(1,811,023)	(2,390,739)

Long Term Creditors	2022/23	2021/22
	£	£
Rent Bonds	(40,879)	(40,879)
Long Term Borrowing	(1,622,545)	(1,802,828)
	(1,663,424)	(1,843,707)

10. Analysis of Lessor Operating Leases

TO FOLLOW

11. Analysis of net assets between funds

	2022/23		2021/22	
	Endowment Fund	Unrestricted Fund	Endowment Fund	Unrestricted Funds
	£	£	£	£
Investment Properties	36,976,100	-	31,865,896	-
Other investments	717,515	-	732,310	-
Debtors (net of Bad Debt Provision)	-	1,266,519	-	927,800
Cash at Bank	(75,956)	1,222,988	104,327	391,315
Creditors - Amounts falling due within one year	(180,283)	(1,699,051)	(180,283)	(904,772)
Creditors - Amounts falling due after one year	-	(40,879)	-	(40,879)
Long Term Borrowing	(1,622,545)	-	(1,802,828)	-
	35,814,831	817,888	30,719,422	373,464

12. TRANSACTIONS WITH RELATED PARTIES

NCC elected members are representing the Council as sole trustees of the Bridge Estate and any related party transactions must be disclosed in accordance with Charity SORP.

A loan of £3,922,881 was approved in 2012/13 to assist in the purchase of an investment property, this loan is for a period of 20 years and for accounting purposes is treated as long term borrowing. The payment started annually on the 31 March 2014. The payments will be made up of £180,283 principal and 2.70% pa interest on the average loan balance in the year. In 2022/23 the Bridge Estate paid £51,110 interest (£55,978 2021/22), which is shown within the SoFA under Other Expenditure and short term creditors, while the outstanding long term borrowing at the 31 March 2023 is £1,622,545 (£1,802,828 2021/22) which is shown in the balance sheet.

Monies due from NCC and other group entities (Robin Hood Energy and Nottingham City Homes) at the end of the financial year to the Bridge Estate was £196,970 (£313,959 2021/22). Monies owed to NCC and group entities was £1,403,177 (£1,823,045 2021/22).

In addition to transactions involving investments and cash balances, there are other transactions between the Charity and the City Council in respect of the day-to-day operations of the Charity.

In the year to 31 March 2023 various City Council departments and other Council group entities paid a sum of £565,861 (£407,632 2021/22) in respect of investment properties let by the Charity at current market rents subject to periodic reviews and related service charges. This income is included in the SoFA.

NCC charged the Bridge Estate £131,805 in the year to 31 March 2023 (£140,550 2021/22) in respect of officers' time and management and maintenance of properties. Of this total it is estimated that £41,048 (£46,090 2021/22) is attributable to the governance of the Charity. These costs relate to the preparation of the final accounts, valuation fees, legal fees and attendance and preparation for the Trusts and Charities Committee meetings.

The Charity had a charge of £5,213 (credit of £7,858 2021/22) for grounds maintenance and contract cleaning, while insurance was £nil for 2022/23 (credit of £20,760 2021/22) with to NCC. These transactions are shown within Raising Funds in the SoFA.

Surplus of income over expenditure during the year is transferred to NCC's General Fund for the improvement of the City of Nottingham and the public benefit of its inhabitants £750,000 (£1,000,000 2021/22).

During the current financial year, trustees received remuneration of £nil (£nil 2021/22) and had expenses reimbursed of £nil (£nil 2021/22).

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Trust and Charities Committee – 26 June 2023

Title of paper:	Bridge Estate Property Update Report	
Director(s)/ Corporate Director(s):	Nicki Jenkins – Economic Development and Property	Wards affected: Various
Report author(s) and contact details:	Bevis Mackie – Corporate Portfolio and Investment Manager	
Other colleagues who have provided input:	Tom Straw - Senior Accountant, Capital Programmes (Technical Accounting) Malcolm Townroe – Director of Legal and Governance	
Date of consultation with Portfolio Holder(s) (if relevant)	N/A	
Does this report contain any information that is exempt from publication?		
An appendix to the report is exempt from publication under paragraph 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to the financial or business affairs of a particular person (including the authority holding the information), having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. It is not in the public interest to disclose this information because publication may result in commercially sensitive information being revealed which could impact detrimentally on negotiations.		
Relevant Council Plan Outcome:		
Green, Clean and Connected Communities	<input type="checkbox"/>	
Keeping Nottingham Working	<input type="checkbox"/>	
Carbon Neutral by 2028	<input type="checkbox"/>	
Safer Nottingham	<input type="checkbox"/>	
Child-Friendly Nottingham	<input type="checkbox"/>	
Living Well in our Communities	<input type="checkbox"/>	
Keeping Nottingham Moving	<input type="checkbox"/>	
Improve the City Centre	<input type="checkbox"/>	
Better Housing	<input type="checkbox"/>	
Serving People Well	<input checked="" type="checkbox"/>	
Summary of issues (including benefits to citizens/service users):		
The report sets out the key property events that have taken place or are proposed for the Bridge Estate portfolio since the date of the last meeting.		
Recommendation(s):		
1	That the Committee note the updates in the report and Appendix 1a relating to the individual Bridge Estate properties	
2	That the Committee approves the recommended actions as set out in the Exempt Appendix 1b to the report.	

1. Reasons for recommendations

- 1.1 Appended to this report is a schedule setting out the recent activity or proposed actions relating to the individual properties within the Bridge Estate portfolio.

2. Other options considered in making recommendations

2.1 Not applicable

3. Consideration of Risk

3.1 Charity Commission guidance state that the Trust may purchase and lease property for 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 to the market;
- they understand any legal obligations relating to the land, such as planning restrictions;
- any loan or mortgage terms are reasonable and competitive

4. Background (including outcomes of consultation)

4.1 Not applicable

5. Finance colleague comments (including implications and value for money)

5.1 Comments provided within the appendices to this report

6. Legal colleague comments

6.1 Comments provided within the appendices to this report

7. Other relevant comments

7.1 None

8. Crime and Disorder Implications (If Applicable)

8.1 N/A

9. Social value considerations (If Applicable)

9.1 N/A

10. Regard to the NHS Constitution (If Applicable)

10.1 N/A

11. Equality Impact Assessment (EIA)

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

No

An EIA is not required because:
(Please explain why an EIA is not necessary)

Yes

Attached as Appendix x, and due regard will be given to any implications identified in it.

12. Data Protection Impact Assessment (DPIA)

12.1 Has the data protection impact of the proposals in this report been assessed?

No

A DPIA is not required because:
in accordance with Section B1, there is no impact to service, community or policy.

Yes

Attached as Appendix x, and due regard will be given to any implications identified in it.

13. Carbon Impact Assessment (CIA)

13.1 Has the carbon impact of the proposals in this report been assessed?

No

A CIA is not required because:
the report does not concern sensitive data.

Yes

Attached as Appendix x, and due regard will be given to any implications identified in it.

14. List of background papers relied upon in writing this report (not including published documents or confidential or exempt information)

14.1 None

15. Published documents referred to in this report

15.1 None

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Bridge Estate Portfolio Update

Item No.	Property name and address	Surveyors Update	Finance Comments	Legal, Procurement and/or Risk considerations	Action required by Trustees
1	34 Lister Gate, NG1 7DD	The premises are marketed 'to let' with FHP Property Consultants.	Finance comments to be provided in the meeting as required.	Legal comments to be provided in the meeting as required.	For noting
2	36 Lister Gate	The premises are to be marketed 'to let' with FHP Property.	Finance comments to be provided in the meeting as required.	Legal comments to be provided in the meeting as required.	For noting
3	38 Lister Gate	The premises are marketed 'to let' with FHP Property Consultants.	Finance comments to be provided in the meeting as required.	Legal comments to be provided in the meeting as required.	For noting.
4	24-30 Castle Gate, NG1 7AT	Terms have been agreed for the disposal of freehold interest in this asset, solicitors are instructed with completion expected to take effect shortly.	Finance comments to be provided in the meeting as required.	Legal comments to be provided in the meeting as required.	For noting.
5	Governor's House & Judges Retiring Rooms, High Pavement, NG1 1HN	Terms for lease have been agreed with a prospective tenant, solicitors are instructed with the lease expected to complete following the completion of various refurbishment works later this year.	Finance comments to be provided in	Legal comments to be provided in	For noting

			the meeting as required.	the meeting as required.	
5	1 st , 2 nd and 3 rd Floor Premises, Century House, 8 – 18 Chapel Bar, NG1 6JD	The premises are being marketed 'To Let' by HEB Surveyors.	Finance comments to be provided in the meeting as required.	Legal comments to be provided in the meeting as required.	For noting
6	Former Eon Offices, Building 1, Woolsthorpe Close, Woolsthorpe Depot	The premises remain on the market available 'To Let' with Innes England.	Finance comments to be provided in the meeting as required.	Legal comments to be provided in the meeting as required.	For noting
7	Ground Floor 5 Castle Bridge Office Village, Lawrence Way, NG7 1GE	The premises are marketed available 'to Let' by HEB surveyors.	Finance comments to be provided in the meeting as required.	Legal comments to be provided in the meeting as required.	For noting

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