



NOTTINGHAM CITY COUNCIL
TRUSTS AND CHARITIES COMMITTEE

Date: Friday, 28 October 2016

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

Corporate Director for Resilience

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

- 1 APOLOGIES FOR ABSENCE**
- 2 DECLARATIONS OF INTERESTS**
- 3 NEW LEASE - 34 LISTER GATE, NOTTINGHAM** 3 - 4
- 4 36-48 MAIN STREET, BULWELL, NOTTINGHAM, NG6 8EW** 5 - 6
- 5 LEASE RENEWAL - PART OF BUILDING NO. 3, AND BUILDING NO. 7, WOOLSTHORPE DEPOT, BILBOROUGH NOTTINGHAM** 7 - 8
- 6 EXCLUSION OF THE PUBLIC**
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.
- 7 NEW LEASE - 34 LISTER GATE, NOTTINGHAM - EXEMPT APPENDIX**
To follow

**8 36-48 MAIN STREET, BULWELL, NOTTINGHAM, NG6 8EW -
EXEMPT APPENDIX**
To follow

**9 LEASE RENEWAL – PART OF BUILDING NO. 3, AND BUILDING NO.
7, WOOLSTHORPE DEPOT, BILBOROUGH NOTTINGHAM -
EXEMPT APPENDIX**
To follow

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

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.

Trusts and Charities Committee - 28th October 2016

Title of paper:	New Lease – 34 Lister Gate, Nottingham	
Director(s)/ Corporate Director(s):	Kevin Shutter, Director Strategic Asset and Property Management (Interim)	Wards affected: Bridge
Report author(s) and contact details:	Bevis Mackie – Senior Estates Surveyor. Tel 0115 876 3635 Bevis.Mackie@nottinghamcity.gov.uk	
Other colleagues who have provided input:		
Date of consultation with Portfolio Holder(s) (if relevant)		
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input checked="" type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Job, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>Bridge Estate owns the freehold interest in 34 Lister Gate. Following the marketing of these premises to 'To Let', a prospective tenant has been identified. The granting of a new lease will serve to maintain a rental income from this property asset.</p> <p>This report seeks to obtain approval to vary the heads of terms for lease with the prospective tenant as previously agreed at the Trust and Charities Committee meeting at 29th July 2016. The revised heads of terms for lease will follow as an exempt appendix to this report once the same has been agreed in principle e between the parties.</p>		
Recommendation(s):		
1	To approve the terms for the granting of a lease to the new ingoing tenant as detailed in the Exempt Appendix.	

1. REASONS FOR RECOMMENDATION

The property has been marketed 'To Let' during the term of the former tenant's occupation. A prospective tenant has been identified, with which revised heads of terms for lease are to be negotiated further to the approval as previously provided at the Trust and Charities Committee meeting on 29th July 2016.

2. BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

Bridge Estate owns the freehold interest in 34 Lister Gate, comprising a three storey retail unit extending to some 11,300 sq. ft. forming part of a larger parade of shops.

Terms for lease are to be set out within the Exempt Appendix once agreed in principle between the respective parties.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

Not agree to grant a new lease agreement. This was rejected as the proposed terms for lease will serve to maintain an acceptable rental income.

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

Comments to follow from Finance once revised heads of terms for lease have been agreed in principle between the parties.

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

Comments to follow from Legal once revised heads of terms for lease have been agreed in principle between the parties.

6. EQUALITY IMPACT ASSESSMENT

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

No, an EIA is not required because: The report does not contain proposals or financial decisions

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

None

Trusts and Charities Committee - 28th October 2016

Title of paper:	36-48 Main Street, Bulwell, Nottingham, NG6 8EW	
Director(s)/ Corporate Director(s):	Kevin Shutter, Director Strategic Asset and Property Management (Interim)	Wards affected: Bulwell
Report author(s) and contact details:	Bevis Mackie – Senior Estates Surveyor. Tel 0115 876 3635 Bevis.Mackie@nottinghamcity.gov.uk	
Other colleagues who have provided input:		
Date of consultation with Portfolio Holder(s) (if relevant)	Not Applicable	
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input checked="" type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Job, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>Terms have been agreed to acquire the freehold interest in 36-48 Main Street, Bulwell, Nottingham,</p> <p>The acquisition of this property will: -</p> <ul style="list-style-type: none"> - increase income received from the commercial property investment portfolio held by the Bridge Estate; - further complement and diversify commercial property assets held under the existing commercial property portfolio; - provide future opportunities for capital and rental growth; - provide an opportunity to acquire substantial retail premises with the benefit of a good quality tenant covenant. <p>The acquisition is subject to the undertaking of various due diligence checks including obtaining a valuation report and building survey. Copies of the aforementioned will be enclosed within the Exempt Appendix once available together with further internal advice for the consideration of the Trustees.</p>		
Recommendation(s):		
1	The Committee considers the contents of the valuation report, building survey once available together with further internal advice as to be enclosed within the exempt appendix.	

1. REASONS FOR RECOMMENDATION

The acquisition of this property investment would further serve to diversify and increase income for the commercial property investment portfolio held by the Bridge Estate.

The acquisition is subject to purchaser's conditions including the obtaining of a valuation report and building survey, the contents of which are to be considered by the Trustees.

2. BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

The Property is let to Wilkinson Hardware Stores Limited on lease for a term of twenty years from 9th August 2004 expiring 8th August 2024 held on full repairing and insuring terms.

The property and lot size has been identified as being suitable for the Bridge Estate property investment portfolio. The acquisition of this property investment opportunity would add significant secure income and serve to spread portfolio risk.

As part of the due diligence involved with the acquisition of this property a valuation and building survey are to be obtained, the contents of which are to be considered by the Trustees together with further internal advice.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

Not to consider the contents of the valuation report, building survey and further internal advice. This has been rejected as the Trustees are to consider the contents of the aforementioned.

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

Comments to follow from Finance once the valuation report and building survey have been received.

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

Comments to follow from Legal once the valuation report and building survey have been received.

6. EQUALITY IMPACT ASSESSMENT

Has the equality impact been assessed? No not needed

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

n/a

Trusts and Charities Committee - 28th October 2016

Title of paper:	Lease Renewal – Part of Building No. 3, and Building No. 7, Woolsthorpe Depot, Bilborough Nottingham	
Director(s)/ Corporate Director(s):	Kevin Shutter, Director Strategic Asset and Property Management (Interim)	Wards affected: Bilborough
Report author(s) and contact details:	Bevis Mackie – Senior Estates Surveyor. Tel 0115 876 3635 Bevis.Mackie@nottinghamcity.gov.uk	
Other colleagues who have provided input:		
Date of consultation with Portfolio Holder(s) (if relevant)		
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input checked="" type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Job, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>Bridge Estate owns the freehold interest in Woolsthorpe Depot, Woolsthorpe Close. The premises currently comprising Part of Building no. 3 and building no. 7 are presently occupied by Homeserve PLC. This report sets out the lease terms for the grant of a new lease to Homeserve PLC in respect of the existing premises to include additional space within building no. 3. The granting of a new lease will ensure continued occupation by the tenant maintaining a rental income from this property asset.</p> <p>The heads of terms for lease will follow as an exempt appendix to this report once the same has been agreed in principle between the parties.</p>		
Recommendation(s):		
1	To approve terms for the granting of a new lease to Homeserve PLC as detailed in the Exempt Appendix.	

1. REASONS FOR RECOMMENDATION

The tenant wishes to remain in occupation and take additional space . Terms are to be agreed for a new lease including additional space at Building no. 3 which reflects the current market rental value for the property.

2. **BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

Bridge Estate owns the freehold interest in Woolsthorpe Depot, of which the subject property forms part. The property comprise single storey premises forming part of Building no. 3 and Building no. 7 with a total floor area of circa 11,985 sq. ft..

Terms for the grant of a new lease agreement are to be set out within the Exempt Appendix once agreed in principle between the parties.

3. **OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

Not agree to grant a new lease agreement. This was rejected as the proposed terms for lease will serve to maintain a rental income at market rent.

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

Comments to follow from Finance once heads of terms for lease have been agreed in principle between the parties.

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

Comments to follow from Legal once heads of terms for lease have been agreed in principle between the parties.

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

Due regard should be given to the equality implications identified in the EIA.

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**

None