

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4080
Author:	Eddie Curry
Department:	Commercial and Operations
Contact:	Eddie Curry (Job Title: Head of Public Realm, Email: eddie.curry@nottinghamcity.gov.uk, Phone: 01158764982)
Subject:	Bulwell Hall Golf Course - Future Operation & Management
Total Value:	£70k (Type: Revenue)
Decision Being Taken:	<p>Approve the leasing of the operation & management of Bulwell Hall Golf Course (including the pavilion café) to the Golf Partners Group (GPG) for a 30 year period. (Outline Heads of Terms exempt appendix 1)</p> <p>Approve the transfer of Golf Course and depot as marked out (see appendix 2 Golf Course Plan) To enable the successful transfer of the assets to the GPG, authority is delegated to the Director of Strategic Assets and Property in order to draw up a short term tenancy at will and a long term 30 year lease.</p>
Reasons for the Decision(s)	<p>Further to the confirmation of the 2020/21 in year budget savings, it was agreed that Bulwell Hall Golf Course should close. Following the announcement of this decision the Public Realm Service received several expressions of interest (EOI) from the private and community sector. These EOIs were invited to submit a more detailed submission from which the GPG proposal was identified as the most feasible and financially deliverable option. Following further detailed discussions GPG was identified as the most suitable partner to take over the maintenance and management of the Golf Course and Pavilion Café.</p> <p>The transfer of the site to GPG will enable the council to deliver the full in year and future years budget saving whilst also ensuring that the land remains in good management and available for use by the local community.</p>
Briefing notes documents:	Appendix 2 - Bulwell Hall Golf Course Lease Plan.docx

Other Options Considered:

Keeping the service in-house. The option to continue managing the site in the current financial climate is unsustainable due to limited opportunities for further investment alongside the continued financial pressure of the on-going maintenance.

Management by Nottingham City Golf Club - Currently do not feel they are in a position to take over the operation & management of the site. The Club have already formed a progressive partnership with GPG and they are happy to work with them moving forward.

The option to close the Golf Course has now been rejected as we have secured a preferred partner to continue to maintain and manage the facility at no cost to the council.

Background Papers:

n/a

Published Works:

n/a

Affected Wards:

Bulwell

Colleague / Councillor Interests:

None.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Appendix 1 Heads of Terms and Appendix 3 Business Plan from the GPG.
Legal comments appendix

An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972

3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The report contains detailed financial information that is commercially sensitive and not for public disclosure.

5 - Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings. The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings relating to a proposed transaction and, 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 it contains confidential legal advice in respect of the proposed transaction and disclosure could prejudice the Council's position.

Documents exempt from publication: Appendic 1 Heads of Terms Bulwell Hall Golf Course.docx, exempt legal appendix for Bulwell Golf Course Site.docx, Appendix 3 Bulwell Hall Business Plan.pdf

Consultations:

Date: 20/11/2020

Ward Councillors: David Trimble, Maria Joannau, Jane Lakey, Ethan Radford

Several meetings have taken place with Cllr Trimble portfolio holder for leisure, culture & IT and the Ward Cllrs. All agreed and happy to proceed with the tenancy at will and lease.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: The continuation of maintenance and management of the golf course and pavilion will ensure that the site remains in good order which will help reduce any deterioration and anti social behaviour.

Equality: EIA not required. Reasons: There is no negative impacts form this decision.

Relates to Council Property Assets: Yes

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 04/01/2021

Advice Sought: Legal, Finance, Property

Legal Advice: This advice is exempt from publication and is contained within an exempt appendix Advice provided by Mick Suggett (Team leader: Conveyancing) on 03/12/2020.

Finance Advice:

**This decision relates directly to a saving proposal within the NCC interim budget to close Bulwell Hall Golf Course.
 The saving expected to be achieved in 2021/22 is £0.070m
 As the decision states, closing the club has now been reviewed due to external interest, and the club will now be managed by an external company. This option will still allow all the savings to be achieved, and the golf club to remain open serving Nottingham citizens.
 This decision will create no further pressure in the MTFs, and in due course may even create a return
 Advice provided by Claire Gavagan (Strategic Business Partner Commercial, Operations) on 01/12/2020.**

Property Advice:

**Property have been advising the decision author on this matter for some time, and have drafted heads of terms, that will form the basis of the lease. In conjunction with colleagues in Legal Services we will ensure that appropriate paperwork is drawn up to protect the councils position and ensure the budget saving commitments can be achieved.
 Based on the discussions had so far, it would appear that suitable terms can be negotiated with the proposed lessee. A short term arrangement will be put forward to ensure a smooth transition and that the maintenance and quality of the course is not impacted by a prolonged closure. A longer term lease will then be worked on. If the principle decision is agreed, further approval to specific terms will be sought through Officer Delegated Powers within the Property section. Advice provide by J West, Estates Surveyor. Advice provided by John West (Estates Surveyor) on 30/11/2020.**

Signatures

David Trimble (Portfolio Holder for Leisure, Culture and IT)
SIGNED and Dated: 23/12/2020
Dave Halstead (Strategic Director of Neighbourhood Services)
SIGNED and Dated: 21/12/2020