

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

4186

Author:

Rachel James

Department:

Commercial and Operations

Contact:

Rachel James

(Job Title: Chief Operating Officer, Email: rachel.james@nottinghamcity.gov.uk, Phone: 61411)

Subject:

Reinvestment of Property Sale Proceeds at Newstead Abbey

Total Value:

£151,000 (Type: Capital)

Decision Being Taken:

To delegate authority to the Director for Sports, Culture and Parks:

1) To use the monies made from the sale of East Lodge, Newstead Abbey for reinvestment into the maintenance and development of Newstead Abbey Park, in compliance with the terms of the covenants relating to the property and to meet the Council's statutory responsibilities as the legal owner of the Newstead Abbey estate. These needed reinvestments are identified in the Newstead Abbey vision statement and include improvements to the roads, car parks, play parks and visitor facilities.

2) To use the monies from the sale of other property and land assets in the Newstead Abbey estate to reinvest in the estate as directed by the Newstead Abbey covenants.

Reasons for the Decision(s)

The Newstead Abbey estate contains property that may be disposed of under a covenant that states that the proceeds from all properties and land disposed of within Newstead Abbey should be used for reinvestment at Newstead Abbey. A business plan is in place for Newstead Abbey that gives options for redevelopment and reinstatement opportunities. The plan will ensure that the site becomes sustainable, operating in a highly competitive market, whilst continuing as a major regional visitor and tourist attraction. The aims of the business plan are to:

- 1) reposition Newstead Abbey to become one of the top five tourist attractions for Nottinghamshire;
- 2) enhance the current visitor activities at Newstead Abbey and preserve its historical significance for future generations;
- 3) enable Newstead Abbey to become self-sustainable and to see a return on investment; and
- 4) attract further funding for future developments at the site.

It is important for the future of Newstead Abbey that it is repositioned within the marketplace, building on its current reputation as a site of historical importance. This involves changing the focus for the site to encourage visitors to maximise use of and appreciate the offer within the park, such as walks, cafés, play areas and gardens. Newstead Abbey needs to broaden its customer base to encourage more families with the aim to keep more people on site for longer, through offering increased opportunities for secondary spend and the use of accommodation on site. Investment in infrastructure is critical to enable the future and ongoing development at the site and to ensure that the number of visitors and revenue is increased year on year. The developments identified require investment, with the capital allocated from the previously approved 'invest to save' initiative and from the sale of unused properties and land on the site as identified in the covenants at Newstead Abbey.

Other Options Considered:

Under the Newstead Abbey covenant, if the money arising from the disposal of land and property is not spent on reinvestment for the Newstead Abbey estate, then the money must be given back to the estate of the family who bequeathed Newstead Abbey to Nottingham City Council. This option has been rejected as the capital receipt to be achieved is required towards maintaining and developing Newstead Abbey park.

Background Papers:

None

Published Works:

Decision 1363: Investment for commercial developments within Sport Culture & Parks (<https://committee.nottinghamcity.gov.uk/ieDecisionDetails.aspx?ID=1823>) Decision 1535: Sale of East Lodge, Newstead Abbey Park, Nottingham, NG15 8PN (<https://committee.nottinghamcity.gov.uk/ieDecisionDetails.aspx?ID=2062>) Decision 1787: Newstead Abbey Vision for the Future (<https://committee.nottinghamcity.gov.uk/ieDecisionDetails.aspx?ID=2948>) Decision 3618: Sale of East Lodge, Newstead Abbey Park, Nottingham, NG15 8PN (<https://committee.nottinghamcity.gov.uk/ieDecisionDetails.aspx?ID=4953>)

Affected Wards:

Citywide

Colleague / Councillor Interests:

None

Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	This decision does not have any crime and disorder implications.
Equality:	EIA not required. Reasons: This decision does not include proposals for any new or changing policies, services or functions.
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	22/04/2021
Advice Sought:	Legal, Finance, Property
Legal Advice:	<p>From the information provided and following discussion with Property colleagues, it is noted that the proposed decision and proposal does not raise any substantive legal issues of concern, and is supported.</p> <p>Advice provided by Mick Suggett (Team Leader - Conveyancing) on 11/02/2021.</p>
Finance Advice:	<p>The capital receipt from the sale of this site is ringfenced for investment in Newstead Abbey. Therefore, it cannot be used to offset the Capital Programme funding pressure as reported at February 2021 Executive Board. As such, the proposed use for the sale proceeds as set out in this decision is supported.</p> <p>Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 02/03/2021 (updated 12/03/21).</p>
Property Advice:	<p>Delegated Decision 3168 (Sale of East Lodge, Newstead Abbey Park, Nottingham, NG15 8PN) specifically stated that the capital receipt was ringfenced for Newstead Abbey, as per the requirements contained in the original bequest. As such, the proposed use for the sale proceeds as set out in this decision is supported.</p> <p>Advice provided by Jeremy Bryce (Surveyor) on 02/02/2021 (updated 12/03/21).</p>
Signatures	David Trimble (Portfolio Holder for Leisure, Culture and IT)
	SIGNED and Dated: 12/04/2021
	Hugh White (CD for Resident Services)
	SIGNED and Dated: 06/04/2021