

## Trusts and Charities Committee - 20 December 2021

<b>Title of paper:</b>	Bridge Estate Property Update Report	
<b>Director:</b>	Nicki Jenkins Director of Economic Development and Property	<b>Wards affected:</b> various
<b>Report author and contact details:</b>	Bevis Mackie – Principal Surveyor 01115 876 3635 <a href="mailto:Bevis.Mackie@nottinghamcity.gov.uk">Bevis.Mackie@nottinghamcity.gov.uk</a>	
<b>Other colleagues who have provided input:</b>	Dionne Screamon – Solicitor (Contracts and Commercial Team) Tom Straw – Senior Accountant, Capital Programmes (Technical Accounting)	
<b>Date of consultation with Portfolio Holder</b>	N/A	
<b>Does this report contain any information that is exempt from publication?</b>		
<p>Appendices 1b and 1c to the report are exempt from publication under paragraphs 3 and 5 of Schedule 12A to the Local Government Act 1972 because they contain information relating to the financial/business affairs of the Bridge Estate Charity and/or information in which a claim to legal professional privilege could be maintained in legal proceedings 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 the information because it would prejudice the Bridge Estate Charity's negotiating position and reveal commercially sensitive information.</p>		
<b>Relevant Council Plan Key Outcome:</b>		
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"/>	
Healthy and Inclusive	<input type="checkbox"/>	
Keeping Nottingham Moving	<input type="checkbox"/>	
Improve the City Centre	<input type="checkbox"/>	
Better Housing	<input type="checkbox"/>	
Financial Stability	<input checked="" type="checkbox"/>	
Serving People Well	<input type="checkbox"/>	
<b>Summary of issues (including benefits to citizens/service users):</b>		
<p>The report sets out the key property events that have taken place or are proposed for the Bridge Estate since the date of the last meeting.</p>		
<b>Recommendation:</b>		
<b>1</b>	That the committee notes the updates relating to the individual Bridge Estate properties and approves any recommended actions as set out in appendices 1a, 1b and 1c 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. Where appropriate, specific legal and financial considerations are detailed alongside the surveyor's update to Trustees.

**2. Other options considered in making recommendations**

2.1 Not applicable

**3. Consideration of Risk**

3.1 Charity Commission guidance states that the Trust may purchase and lease property for the 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

3.2 Consideration to risk and mitigation where applicable are addressed within the appendices to this report.

**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 An EIA is not required because, in accordance with Section B1, no EIA is needed as there is no impact to service, community or policy.

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

12.1 A DPIA is not required because the report is not concerned with the processing of sensitive data.

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

13.1 A CIA is not required because there are no decisions within the report which would require CIA to be undertaken.

**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.