Trusts and Charities Committee - 19 December 2022

Title of paper:	Bridge Estate Property update	
Director:	Nicki Jenkins, Economic Development and Property	**Wards affected:** Various
Report author and contact details:	Bevis Mackie – Corporate Property and Investment Manager 0115 876 3635 Bevis.Mackie@nottinghamcity.gov.uk	
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	N/A	

Does this report contain any information that is exempt from publication?
An appendix to the report is exempt from publication under paragraphs 3 & 5 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) 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 because publication may result in commercially sensitive information being revealed which could impact detrimentally on negotiations and/or reveal legal advice to which legal professional privilege could be maintained.

Relevant Council Plan Key Outcome:

Clean and Connected Communities	☐
Keeping Nottingham Working	☐
Carbon Neutral by 2028	☐
Safer Nottingham	☐
Child-Friendly Nottingham	☐
Healthy and Inclusive	☐
Keeping Nottingham Moving	☐
Improve the City Centre	☐
Better Housing	☐
Financial Stability	☒
Serving People Well	☐

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:

1	That the Committee note the updates in the report and Appendix 1a relating to the individual Bridge Estate properties and approves the recommended actions as set out in Exempt Appendix 1b.

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 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.

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 The proposals contained in the report raise no significant legal issues and are supported. Comments on individual transactions are included within the appendices to the report.

Malcolm R. Townroe – Director of Legal and Governance – 8 December 2022

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, 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 does not concern sensitive data.

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

13.1 A CIA is not required because the report does not have any direct carbon impact.

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.