

Operational Decision Record

Publication Date 13 June 2024	Decision Reference Number 5131
Decision Title	
New 7 year Lease of Highbank Community Centre, Farnborough Road, Clifton, Nottinghamshire, NG11 9DG	
Decision Value	
Please refer to exempt Appendix	
Revenue or Capital Spend?	
Revenue Income	
Spend Control Approval	
Has the spend been approved by Spend Control Board? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> X n/a Spend Control Board approval reference number:	
Department	
Growth & City Development – Strategic Assets & Property	
Contact Officer (Name, job title, and contact details)	
Chris Read Business Partner -Strategic Assets & Property Email: chris.read@nottinghamcity.gov.uk Mobile: 07525307397	
Decision Taken	
To grant a 7 year less one day lease at Highbank Community Centre, including if necessary, an initial Tenancy at Will to Footprints Conductive Education Centre Ltd, whose registered address is The Iona School, 310 Sneinton Dale, Nottingham, Nottinghamshire, NG3 7DN.	
Reasons for Decision and Background Information	
<p>The building became vacant, however was not declared surplus by the Communities team as it was thought that there was existing demand for future use, and therefore the asset was advertised under Community Asset Policy (CAP) in April 2023 to interested organisations.</p> <p>Footprints Conductive Education Centre were selected in 2023 and confirmed as financially viable. Negotiations are now at an advanced stage, with Heads of Terms agreed.</p> <p>Approval is now sought to approve a letting to the organisation at full Market Rental Value which has been verified by an external valuer. The letting will:</p> <ul style="list-style-type: none"> • Generate rental income for the Council. 	

- Remove all repair and maintenance liabilities and running costs from the Council.
- Remove the need for the Council to pay holding costs for a void property.
- Bring back into use an asset that has been vacant for over a year.
- The proposed occupier will provide specialist services to help children with mobility and communication issues and to help develop the skills required to thrive and achieve their potential, along with wider community support and facilities.
- Once the building is let on market terms the asset would be available to sell as an investment interest which is likely to generate additional value than if the building were sold with vacant possession.

Other Options Considered and why these were rejected

- Not granting this lease and mothballing the building - this option was rejected as this would result in the Council incurring further holding costs for the site and the property condition would be likely to deteriorate and the building would be at risk of vandalism/destruction over a prolonged period of void.
- To sell the property with vacant possession - this option was considered, however, as there was demand for ongoing community use, and therefore the asset had not been identified as being surplus to requirements, this option was rejected. In addition, a sale with vacant possession would be unlikely to achieve a value as high as a sale on the basis of an investment interest based on 7 years of income at the market rental value.

Reasons why this decision is classified as operational

The decision has a value below £300,000 and the proposal falls within agreed Policy

Additional Information

It is recommended that you seek and include finance advice where your decision has financial implications.

You should also consider:

- obtaining and recording advice if necessary, from legal, finance or other colleagues
- informing relevant ward councillors if a decision particularly affects their ward
- whether an EIA, DPIA, Carbon Impact assessment or consultation exercise is required for this decision
- for capital spend, confirmation that the decision has been through the appropriate capital approval processes
- referring to any related previous decisions
- risks of the decision and any mitigation of those risks
- if the decision is approving capital spend, please include confirmation that the Chief Finance Officer has agreed to it.

Decision Maker (Name and Job Title)

Nicki Jenkins – Director Economic Development and Property

Scheme of Delegation Reference Number
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Date Decision Taken

24 May 2024
