

Trusts and Charities Committee – 23 September 2024

Title of paper:	Bridge Estate Property Update Report	
Director(s)/ Corporate Director(s):	Nicki Jenkins - Corporate Director of Growth and City Development	Wards affected: Various
Report author(s) and contact details:	Bevis Mackie – Corporate Portfolio and Investment Manager	
Other colleagues who have provided input:	Tom Straw – Senior Accountant, Capital Programmes (Technical Accounting) James Christian - Senior Solicitor – Conveyancing	
Date of consultation with Executive Member(s) (if relevant)		
Does this report contain any information that is exempt from publication?		
An appendix to the report is exempt from publication under paragraph 3 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), 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 publication may result in commercially sensitive information being revealed which could impact detrimentally on negotiations		
Relevant Council Plan Outcome:		
Green, 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"/>	
Living Well in our Communities	<input type="checkbox"/>	
Keeping Nottingham Moving	<input type="checkbox"/>	
Improve the City Centre	<input type="checkbox"/>	
Better Housing	<input type="checkbox"/>	
Serving People Well	<input checked="" type="checkbox"/>	
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 since the date of the last meeting.		
Recommendation(s):		
1	That the Committee note the updates in the report and Appendix 1a relating to the individual Bridge Estate properties	
2	That the Committee approves the recommended actions as set out in the Exempt Appendix 1b 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

2. Other options considered in making recommendations

2.1 Not applicable

3. Consideration of Risk

3.1 Charity Committee guidance state that the Trust may purchase and lease property for 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 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 Has the equality impact of the proposals in this report been assessed?

No



An EIA is not required because this decision does not include principles for new or

changing policies, services or functions

Yes

Attached as Appendix x, and due regard will be given to any implications identified in it.

12. Data Protection Impact Assessment (DPIA)

12.1 Has the data protection impact of the proposals in this report been assessed?

No

A DPIA is not required because tThe decision will not involve the transfer of data to any parties. If this is required at a later date a DPIA will be completed.

Yes

Attached as Appendix x, and due regard will be given to any implications identified in it.

13. Carbon Impact Assessment (CIA)

13.1 Has the carbon impact of the proposals in this report been assessed?

No

A CIA is not required because this decision is concerned matters concerning the commercial property portfolio within which tenants / prospective tenants occupy the premises for the purpose of carrying out its business activities

Yes

Attached as Appendix x, and due regard will be given to any implications identified in it.

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