

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number: 1977
Author: James Dymond
Department: Communities
Contact: Eddie Curry
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Subject: Woodthorpe Grange Nursery Retail Unit

Total Value: £50,000 (Type: Capital)

Decision Being Taken:

1. To approve the tender exercise for the construction of a horticultural retail unit at Woodthorpe Grange plant nursery.
2. To give delegated authority to the Director of Sport, Culture and Parks to award a contract to the winning tender upon completion of the procurement process.

Reasons for the Decision(s)

In 2014, an Invest To Save project was authorised under Delegated Decision 1363 to construct a building at Woodthorpe Grange plant nursery to be used as a retail outlet.

Approval is now required to issue a tender for the construction of this building and award a contract to the successful tenderer. The building is expected to cost up to £40,000 with an allowance of £10,000 for service connections. The building will be constructed under Permitted Development and therefore only Building Regulations approval is needed.

The building will be used as multi-purpose space. It will be used to retail surplus plants produced in the Nursery and also be utilised for training and as a meeting room space. It is expected that the building will be operational in early September 2015 in time for the Grow Your Own event and fully operational for the Christmas sales period.

Other Options Considered: To not construct this building would mean that the Invest To Save project cannot proceed.

Background Papers:

Published Works:	Delegated Decision 1363
Affected Wards:	Sherwood
Colleague / Councillor Interests:	None
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	The retail unit will add another feature to Woodthorpe Grange Park, thereby increasing footfall and improving the safety of the site.
Equality:	EIA not required. Reasons: There is no proposal for new or changing policies / services / functions or financial decisions that would have a major impact on services.
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	11/05/2015
Advice Sought:	Legal, Finance, Procurement
Legal Advice:	<p>There are no legal concerns arising from the proposal set out in this report. The tendering process will be run in accordance with the Council's Contract Procedure Rules and with the support of the Procurement Team. Legal advice and support will be provided as required, and particularly with regard to any contractual requirements.</p> <p>With regard to the proposed use of the building, it is assumed that the report author has sought advice from the Council's Planning Team with regard to not only the construction, but also the proposed use of the building. In terms of the sale of surplus plants and room hire proposals, this raises no significant legal concerns and would fall within the Council's power to charge for discretionary services. Any charge must not exceed a full cost recovery.</p> <p>Advice provided by Naomi Vass (Senior Solicitor) on 15/04/2015.</p>

Finance Advice:

1.The cost of decision is £50,000, to be funded from prudential borrowing over a ten year period.

2.This investment is needed to support the" invest to grow" strategic choice in the 2015-16 MTFP as agreed in the Delegated Decision 1363.

3.The decision approves the conversion of the existing training house to a retail unit enabling the sale of plants & flowers and providing floral decorations .

4.It is estimated that the scheme will generate an annual surplus of £15,000 , less borrowing repayments being £6,750 in the first year ,reducing to £5,175 in year ten.

5.The net surplus will be £8,250 in the first year increasing to £9,825 in year ten.

Advice provided by Steve Ross (Finance Analyst) on 29/04/2015.

Procurement Advice:

There are no procurement concerns with this decision. The CPU (Category Manager for Construction and Major Projects) will support the tender process in compliance with Contract Procedure Rules.

Advice provided by Dawn Cafferty (Procurement Category Manager) on 16/04/2015.

Signatures

David Trimble (Portfolio Holder for Leisure and Culture)
SIGNED and Dated: 30/04/2015
John Kelly (Corporate Director Community Services)
SIGNED and Dated: 30/04/2015