

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2316
Author:	John West
Department:	Development
Contact:	John West (Job Title: Estates Surveyor, Email: john.west@nottinghamcity.gov.uk, Phone: 01158763086)
Subject:	Letting of Mill Street Playing Fields, Basford
Total Value:	See Exempt appendix (Type: Revenue)
Decision Being Taken:	To enter into a new 75-year lease at Mill Street Playing Fields for the provision of football pitches and associated facilities. The lessee is to be Basford United Community Football Club (CIC) whose registered address is at Greenwich Avenue, Nottingham, NG60LD. To also agree to surrender an existing 99-year lease between Nottingham City Council and Basford United Football Club dated 23rd April 1990 for part of the area, to allow the new lease to take effect.
Reasons for the Decision(s)	The football club are looking to invest in the site and their existing facilities on it due to increased player numbers and success of their teams on the pitch. In order to do so, and to obtain financial support from the FA, they need to have a long term agreement in place. The football club hold the residue of a 99-year lease that was entered into with Nottinghamshire County Council, and it is proposed that this will be surrendered in favour of the proposed new lease, which will be for the whole of the playing fields, allowing the tenant full control over land they have informally used for several years. The recommended lease will remove potential maintenance liabilities from the Council, and clauses will be included in the lease ensuring that members of the public will still have suitable access to the land. A public notice was placed in the Nottingham Post Lite newspaper on 22nd & 29th July 2015 notifying of the Council's intent to 'dispose' of open space land, which resulted in some concerns being raised by local residents. However following a public meeting held at Basford United's clubhouse, attended by Ward Councillor Norris, these fears were addressed and allayed, and no further objections were raised.

Briefing notes documents: 2015.04.20 Basford FC area.pdf

Other Options Considered: The option of not agreeing to the new lease was rejected as suitable terms have been agreed, and it is felt that the proposals will benefit all parties, including the wider community.

Background Papers:

Published Works: None

Affected Wards: Basford

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: Financial information relating to the proposed rent.

An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972

3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it may prejudice other similar deals that the Council may enter in to if the details were disclosed publicly.

Documents exempt from publication: 2015.08.20 Heads of Term Basford Utd New Lease V5.pdf

Consultations: **Date: 12/10/2015**
Ward Councillors: Cat Arnold, Alex Norris, Linda Woodings
Councillor Norris arranged and attended a public meeting on 7th October 2015 at Basford United's clubhouse to alleviate some fears from local residents, and confirmed his agreement to the decision made after this. Other Councillors consulted did not raise any objections.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: There are no Crime and Disorder Implications relating to this decision.

Equality: EIA not required. Reasons: This is not a new or changing policy, service or function. The decision adheres to all Council Equality policies.

Decision Type: Portfolio Holder

Subject to Call In: No
The call-in procedure does not apply to the proposed decision because the delay likely to be caused by the call in process would seriously prejudice the Council's or the public's interests. The Chair of the Overview and Scrutiny Committee (or Vice-Chair) in his/her absence has been consulted and agreed both that the decision proposed is reasonable in all circumstances and that it should be treated as a matter of urgency.

Person Consulted:
Consultation Date: 01/01/1900

Advice Sought: Legal, Finance

Legal Advice: The proposals set out in the decision raise no significant legal issues and, in the circumstances outlined, are supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 25/11/2015.

Finance Advice: The Communities Department will receive future rental income from this lease, as detailed in the Exempt Appendix. Advice provided by Georgina Lewis (Finance Analyst) on 20/10/2015.

Signatures
Jon Collins (Leader of the Council)
SIGNED and Dated: 28/01/2016
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 26/01/2016