

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2520
Author:	John West
Department:	Development
Contact:	John West (Job Title: Estates Surveyor, Email: john.west@nottinghamcity.gov.uk, Phone: 01158763086)
Subject:	Lease of Land at Hoewood Road, Bulwell, Nottingham
Total Value:	Nil (Type: Nil)
Decision Being Taken:	To take a 125-year "pie crust" lease for land at Hoewood Road, Bulwell. Nottingham City Council will be the lessee, with the Landlord being Nottinghamshire County Council, whose address is County Hall, West Bridgford, Nottingham, NG2 7QP. The land will be used to create a Community Park and will be managed by the City Council's Parks and Open Spaces team. The rent will be £1 per annum with an early start date to be agreed.
Reasons for the Decision(s)	The premises are part of an in-filled 19th century limestone quarry. When the economic life of the quarry ended in the 1930's the site was used intermittently as a landfill for municipal waste until the 1970's, when the adjacent area was developed. The site was then used as school playing fields but was unsuitable due to settlement, and has since been left as rough grassland. The current plan will allow the council to create a Community Park to improve the area using externally sourced funding. The County Council also intend to develop out the remainder of the site for employment purposes. Gas Mitigation plans will be managed on site to prevent any issues arising from gas escaping from the landfill. This will be managed by the County Council.
Briefing notes documents:	Hoewood Road Proposed Plan 1-500 A1-02-06-2016.pdf, HoewoodRoadRedLinedLandscapePlan.pdf
Other Options Considered:	The option of not entering this lease was rejected as a suitable plan to bring the site in to reasonable use for the benefit of the local citizens of Nottingham has been identified and agreed.
Background Papers:	None

Published Works: **None**

Affected Wards: **Bulwell**

Colleague / Councillor Interests:

Consultations: **Date: 15/06/2016**
Ward Councillors: John Hartshorne, Ginny Klein, Jackie Morris
Those consulted did not raise any objections to the recommended decision.

Date: 08/06/2016
Other City Council Bodies: Eddie Curry, Head of Parks and Open Spaces
Eddie Curry Commented,
The Hoewood Park project has been a long standing community aspiration for well over ten years. The project has been developed in response to the concerns and needs of the local community and funding has been secured from the FCC Wren Community fund to improve access , create new entrance features and seating areas and to create new planting areas to enhance the biodiversity of the site. The main emphasis of the project will be to retain the sites natural features and habitats and to maintain an open aspect and clear site lines across the site. As a result maintenance will be minimal but will focus on cleansing and habitat management. A partnership with the local community and Nottinghamshire Wildlife Trust is currently being developed to help build local pride and ownership and reduce the ongoing costs of maintaining the site.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: **There are no Crime or disorder implications included in 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.**

Relates to Council Property Assets: **Yes**

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: Cllr Brian Parbutt

Consultation Date: 10/06/2016

There is a need for the lease to be entered in to as soon as possible and it was agreed that the call-in period could be waived in this instance to facilitate this.

Advice Sought:

Legal, Finance, Property

Legal Advice:

The terms of the proposed lease from the County Council will require detailed legal input to ensure that the City Council does not incur any excessive liability for maintenance of the surface of the land or any liability for pollution emanating from the former tip site underneath. Advice provided by Malcolm Townroe (Legal Services Manager) on 13/06/2016.

Finance Advice:

The 125 year lease for the land will be payable at £1 per annum by the Parks service. In addition the City Council's Parks service will be responsible for the maintenance of the surface of the land. The County Council will be responsible for the underlying sub-structure.

Advice provided by Georgina Lewis (Finance Analyst) on 08/06/2016.

Property Advice:

This is a decision generated in the Property Section and does not require further advice. Advice provided by John West (Estates Surveyor) on 08/06/2016.

Signatures

Jon Collins (Leader & PH Strategic Regeneration)

SIGNED and Dated: 29/06/2016

David Bishop (Deputy CE, CD for Development and Growth)

SIGNED and Dated: 17/06/2016