

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2751
Author:	Adrienne Kelly
Department:	Communities
Contact:	Adrienne Kelly (Job Title: Business Development Manager, Email: adrienne.kelly@nottinghamcity.gov.uk, Phone: 01158764970)
Subject:	Bulwell Hall Golf Course - Future Operation & Management
Total Value:	£750,000 (Type: Revenue)
Decision Being Taken:	<p>To approve the leasing of the operation & management of Bulwell Hall Golf Course and to extend the overall offer at the site to an external golf / leisure provider for a 15 year tenure with the option to extend for a further 10 year period (Appendix 1).</p> <p>Approve the potential expansion of the golf offer into areas marked on the attached plan.</p>
Reasons for the Decision(s)	<p>Bulwell Hall Golf Course has previously been subject to a tender which was cancelled due to the provider not being able to commit the necessary funds to make the improvements required at the site. Since then Nottingham City Council (NCC) has taken on the site, managed the improvements and kept the course functioning. It is now the right time to re-tender the site as the course is now at a suitable standard to encourage growth.</p> <p>This decision takes a longer term cost effective approach to enabling the continued golf provision at the site and will enable external investment to encourage a greater offer at the site.</p> <p>The offer to include an area for development options will impact on the area of parkland shown on the map and will enable potential investors to plan for a greater offer at the site. i.e. driving range, footgolf, adventure golf, go ape etc.</p>
Briefing notes documents:	Bulwell Hall Park-Site Golf-1-1250 A0 13-12-2016_1 compressed.jpg

Other Options Considered:

Keeping the service in-house - in the current financial climate, the option to continue managing the site is unsustainable due to limited opportunities for further investment alongside the continued pressure of on-going maintenance and necessary year on year improvements to the course. Golf as an industry is a specialised offer and would make an in-house operation to grow the business at a time when golf is a declining sport a costly option.

Management by Nottingham City Golf Club - Currently do not feel they are in a position to take over the operation & management of the site and have no funds for developing the site for future growth.

Background Papers:

Published Works:

Affected Wards:

Bulwell

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The information under the heading Current Financial Situation contained in the background information paper (appendix 1) is exempt from publication.

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 in Appendix 1 and the financial comments there is information relating to current financial information received from Nottingham City Golf Club. The IDG report was undertaken to assess the future direction of all 3 golf clubs in the city and contains both financial and business information which is commercially sensitive.

Documents exempt from publication:

DDM BHGC.docx, Bulwell Hall Golf Course Future Operation & Management Finance Comments.docx, IDG Golf Report - Golf Course Audits [Amended] v04.06.13 final.docx

Consultations:

Date: 22/12/2016
Ward Councillors: John Hartshorne, Ginny Klein, Jackie Morris
Cllrs agreed the proposals subject to a future report going to area committee.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The regenerated park will provide opportunities for employment and improved leisure facilities

Equality:

EIA not required. Reasons: No change in service but will provide improved access

Social Value Considerations:

The service will be procured in line with Official Journal of the European Union (OJEU) procurement regulations.

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

02/03/2017

Advice Sought:

Legal, Finance, Procurement, Property

Legal Advice:

This report does not raise any significant legal issues. The proposal is to procure a new provider on the basis of a concession contract. The Concession Contract Regulations 2016 are not prescriptive as to the form of procurement process which must be used provided the process meets minimum standards of equal treatment and transparency. On that basis the City Council can design its own procurement process. It is proposed following discussions with the report author that a procurement involving negotiation with bidders should be used as this will ensure the City Council is able to award a contract which makes optimum use of the site. Advice provided by Andrew James (Team Leader Contracts and Commercial) on 17/01/2017.

Finance Advice:

**This advice is exempt from publication and is contained within an exempt appendix.
Advice provided by Maria Balchin (Finance Analyst) on 17/01/2017.**

Procurement Advice:

**The procurement team will support the tendering process to ensure that a fully compliant value for money arrangement is entered into.
Advice provided by Paul Ritchie (Lead Procurement Officer) on 06/01/2017.**

Property Advice:

**I understand there are proposals for redevelopment of the adjacent stable block and any offering of the Golf course should reflect any rights needed for this including access and maintenance responsibilities.
I support the procurement in order to save the current costs of maintenance of the greens/club house and rating liability that are currently being paid by the City in return for a contribution of the membership fees. Advice provided by Peter Taylor (Senior Surveyor) on 30/12/2016.**

Signatures

David Trimble (Portfolio Holder for Leisure and Culture)
SIGNED and Dated: 21/02/2017
Andrew Vaughan (Corporate Director Commercial and Operations)
SIGNED and Dated: 08/02/2017