

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

2854

Author:

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Department:

Development

Contact:

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Subject:

New Access door at Bridge to Victoria Shopping Centre, Clinton Street East, Nottingham

Total Value:

£20,925 (Type: Capital)

Decision Being Taken:

To enter in to a 116-year lease with Chevelon Investment Holdings whose registered address is Geneva Place, 2nd Floor, 333 Waterfront Drive, Road Town, Tortola, British Virgin Islands c/o Argo Real Estate Partners LLP 8-12 York Gate, London NW1 4QG (as Landlord) for a small portion of land upon which a new access door will be installed to the pedestrian bridge over Upper Parliament Street.

Nottingham City Council will be the tenant in this matter, and the rent shall be one peppercorn. The expiry of the lease shall be 9th June 2132, which is to be co-terminus with the City Council's lease of the Victoria Centre flats.

Reasons for the Decision(s) In order to improve security to the Victoria Shopping Centre and the council managed flats above, there is a need to install a door at the entrance to the bridge over Upper Parliament Street on Clinton Street East, which is owned on long lease by Chevlon Investment Holdings, out of intu's larger long lease ownership of the Victoria Centre site.

This door has been designed to benefit all users of this bridge at all hours of the day and will include a roller shutter, open at all times when the centre is open, and a security door linked to the Victoria Centre flat's intercom and security system, which will be operational when the shopping centre is closed. This will allow for the residents of the flat's right of access to be maintained along this route, but limited to authorised users only.

The cost of the scheme is to be shared with intu, the shopping centre owner and manager, who will be making a contribution of £4,380 to towards the installation of the roller shutter element of the door. This has been agreed with Nottingham City Homes, who manage the flats and who are contributing £16,545 to connect the works to the existing CCTV, door intercom and access system (the cost can be funded from the CCTV/Door Entry Systems budget within the Public Sector Housing Capital Programme).

The installation of the door system will be managed directly by Nottingham City Homes.

A lease is felt to be the best way to regularise this use for all parties involved, to acknowledge maintenance and replacement responsibilities in the long term.

Briefing notes documents: 3648.100 - Plans and Elevations As Existing.pdf, 3648.102 - Option B Plans and Elevations As Proposed.pdf

Other Options Considered: The option of not entering into an agreement to allow for the security door to be installed was rejected. The terms are considered acceptable as there is a need to improve security in this location.

Other means of providing agreement were considered but rejected as it was felt that a lease (to be co-terminus with the main Victoria Centre Flats lease) was the best option to use.

Background Papers: None

Published Works: None

Affected Wards: Bridge

Colleague / Councillor Interests: None

Consultations: Date: 21/03/2016
Ward Councillors: Michael Edwards, Nicola Heaton

Those consulted did not raise an objection to the recommended decision.

Date: 17/01/2017

Other: Nottingham City Homes - Graydon Peacock (Electrical Manager), Jason Straw (finance), William Morritt (Housing Manager)

Those consulted were in full agreement with the recommended decision.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

This decision will help to reduce incidents of anti-social behaviour at street level, and will help to improve the security for residents of the Victoria Centre Flats.

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:

Yes

Call In Expiry date:

08/06/2017

Advice Sought:

Legal, Finance, Property

Legal Advice:

**Legal services will advise on the terms and conditions of the Lease to ensure that it reflects what has been agreed.
There are no other significant legal issues.
Advice provided by Rebecca Beecroft (Solicitor) on 20/04/2016.**

Finance Advice:

The Public Sector Housing Capital Programme (PSHCP) was approved at the Executive Board meeting in February 2017 and includes a budget for CCTV/Door Entry Systems of £0.210m in 2016/17 and £0.080m in 2017/18.

The scheme costs of £20,925 will be funded from this budget which is delegated to NCH to manage under the Partnering Agreement.

The PSHCP is fully funded and the inclusion of this scheme will not impact on the MTFP. Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 10/04/2017.

Property Advice:

**There are no issues or concerns that have not already been addressed in the report.
Advice provided by Richard Cox (Strategic Property Projects Manager) on 12/04/2017.**

Signatures

Jon Collins (Leader of the Council)
SIGNED and Dated: 31/05/2017
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 25/05/2017