

Trusts and Charities Committee – 27th September 2019

Title of paper:	Bridge Estate Property Portfolio Update	
Director(s)/ Corporate Director(s):	Kevin Shutter, Director of Strategic Assets and Property	Wards affected: Various
Report author(s) and contact details:	Bevis Mackie – Principal Surveyor 0115 876 3635 Bevis.Mackie@nottinghamcity.gov.uk	
Other colleagues who have provided input:	Dionne Screenshot – Solicitor (Contracts and Commercial Team) Tom Straw - Senior Accountant – Capital Programmes (Technical Accounting), Keith Haggarty - Highway Delivery Manager,	
Date of consultation with Portfolio Holder(s) (if relevant)		
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input checked="" type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Jobs, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
The report sets out the key property events that have taken place or proposed for the Bridge Estate since the date of the last meeting.		
Recommendation(s):		
1	That the Committee notes the updates relating to individual Bridge Estate properties and approves the recommended actions as set out in Appendix 1 to this report.	

1 REASONS FOR RECOMMENDATIONS

- 1.1 Appended to this report is a schedule setting out the recent activity or proposed actions relating to individual properties within the Bridge Estate portfolio. Where appropriate, specific legal and financial considerations are detailed alongside the Surveyor's update to Trustees.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Not applicable

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Not applicable as the report is for information only.

4 FINANCE COLLEAGUE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

4.1 Refer to enclosed appendices for financial comments.

Tom Straw 30th August 2019

5 LEGAL AND PROCUREMENT COLLEAGUE COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

5.1 Charity Commission guidance states that the Trust may purchase and lease property for the charity to generate income to meet its purposes, but Trustees must make sure that it is in the charity's best interests. Trustees are responsible for protecting the charity's money and assets. Therefore, Trustees should satisfy themselves that:-

- the property is suitable for its needs;
- the price is fair, or even discounted, compared with similar properties on the market;
- they understand any legal obligations relating to the land, such as planning restrictions;
- any loan or mortgage terms are reasonable and competitive.

5.2 The above paragraph is an extract from Charity Commission guidance to assist and remind Trustees generally about their obligations in relation to the Bridge Estate. Further legal comments in relation to individual property transactions are detailed, where necessary, within both the public and exempt appendices to this report.

6 STRATEGIC ASSETS & PROPERTY COLLEAGUE COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE) (AREA COMMITTEE REPORTS ONLY)

6.1 Not applicable

7 EQUALITY IMPACT ASSESSMENT

7.1 Has the equality impact of the proposals in this report been assessed?

No

An EIA is not required because it does not involve change of policy, services or functions and some aspects for information only.

Yes

8 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

8.1 None

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

9.1 None