

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2867
Author:	Pippa Hall
Department:	Development and Growth
Contact:	Pippa Hall (Job Title: Senior Estates Surveyor, Email: pippa.hall@nottinghamcity.gov.uk , Phone: 0115 8763602)
Subject:	Lease surrender and subsequent lease renewal at Second Floor, Alfred House, Ashley Street, Nottingham, NG3 1JG
Total Value:	69,750 (Type: Revenue)
Decision Being Taken:	To agree a surrender of the existing lease and a subsequent letting on revised terms for a longer term lease.
Reasons for the Decision(s)	The tenant approached the Council to ask to purchase the freehold of the property; this was denied, but after consultation with the Portfolio Holder it was agreed that a longer term lease could be offered to allow the tenant to obtain funding from the Arts Council.
Other Options Considered:	To refuse to accept a surrender so the tenant would occupy under the terms of the existing lease. This was rejected as acceptable terms have been agreed with the tenant.
Background Papers:	none
Published Works:	none
Affected Wards:	St Ann's
Colleague / Councillor Interests:	none

Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	Detail regarding the exact lease terms
	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 reveals commercially sensitive information that could prejudice future negotiations.
Documents exempt from publication:	Exempt information Background to decision.pdf
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	There are no Crime and Disorder Implications that relate to this decision.
Equality:	EIA not required. Reasons: This is not a new or changing policy, service or functions. The decision adheres to all Council Equality policies
Decision Type:	Officer
Executive Decision?	Yes
£50,000 or more:	Yes

Scheme of Delegation Reference Number or Other Source of Delegation:	237
Subject to Call In:	Yes
Call In Expiry date:	30/06/2017
Advice Sought:	Legal, Finance
Legal Advice:	The proposals set out in this decision raise no significant legal issues and are supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 05/06/2017.
Finance Advice:	The letting of this lease will bring income into the Property Trading Account (PTA) as outlined in the Exempt Appendix. The value of the decision is 9 years worth of income but does not include any assumption for income. The rental income will increase the PTA rental income and contribute towards Strategic Asset Management (SAM) savings targets. Advice provided by Susan Tytherleigh (Senior Finance Manager) on 05/06/2017.
Signatures:	peter carroll (Head of Strategic Assets and Development)
	SIGNED and Dated: 22/06/2017