

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3150
Author:	Philip Le Couteur
Department:	Development and Growth
Contact:	Philip Le Couteur (Job Title: Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 01158762494)
Subject:	Approval of a New Lease for 70-72 Derby Road, Nottingham, NG1 5FD
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	To approve a new lease for 70-72 Derby Road to the proposed tenant on the terms found in the exempt appendix.
Reasons for the Decision(s)	The reason for granting the new lease is to provide accommodation for an existing tenant on market terms after a lengthy void period on the property.
Other Options Considered:	To not provide a new lease to the proposed tenant. The option was rejected as acceptable terms have been agreed to a new market rental for the property with the proposed tenant.
Background Papers:	None
Published Works:	None
Affected Wards:	Arboretum
Colleague / Councillor Interests:	None

Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	The documents relating to the negotiations leading to the agreed terms for the lease.
	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
1 - Information relating to any individual	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it reveals the identity of an individual.
2 - Information which is likely to reveal the identity of an individual	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it reveals the identity of an individual.
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 business sensitive property negotiations relating to the Council's property portfolio.
Documents exempt from publication:	2018.04.30 Plan (70-72 Derby Road).pdf, 2018.04.30 Exempt Appendix for Lease (70-72 Derby Road).pdf, 2018.04.16 Heads of Term (70-72 Derby Road).pdf
Consultations:	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: 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:	Officer

Executive Decision?	Yes
£50,000 or more:	Yes
Scheme of Delegation Reference Number or Other Source of Delegation:	237 - Council Owned Land and Property - Grant of Tenancies and Leases
Subject to Call In:	Yes
Call In Expiry date:	15/05/2018
Advice Sought:	Property
Property Advice:	This is a property decision and the due diligence process to check the tenant covenant strength and that the property has been let on a market rent and acceptable lease terms has been undertaken. This property has been vacant for some time so the decision will create revenue income for the Council. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 04/05/2018.
Signatures:	Peter Carroll (Head of Portfolio Investment & Development)
	SIGNED and Dated: 08/05/2018