

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	3797
<b>Author:</b>	Pippa Hall
<b>Department:</b>	Development and Growth
<b>Contact:</b>	Pippa Hall (Job Title: Portfolio and Investment Manager, Email: pippa.hall@nottinghamcity.gov.uk, Phone: 0115 8763602)
<b>Subject:</b>	Lease Renewal for Units E-F Ashgate Retail Park, Ashgate Road, Hucknall, Nottingham, NG15 7UQ
<b>Total Value:</b>	as per exempt appendix (Type: Revenue)
<b>Decision Being Taken:</b>	To approve the terms agreed with the existing tenant for a lease renewal at Units E-F Ashgate Retail Park, Hucknall, Nottingham
<b>Reasons for the Decision(s)</b>	The lease on the property has expired and terms have been agreed with the tenant for a new lease. This will allow them to remain in occupation and for the Council to continue to receive rental income from the property.
<b>Other Options Considered:</b>	To not rene the lease - the tenant has the right to a new lease under Property law and the Council,as Landlord, have no grounds to object to a new lease. Terms have been agreed commensurate to the current market.
<b>Background Papers:</b>	
<b>Published Works:</b>	
<b>Affected Wards:</b>	Citywide

**Colleague / Councillor  
Interests:**

**Any Information Exempt  
from publication:**

**Yes**

**Exempt Information:**

**Description of what is  
exempt:**

**Terms of the lease and rental level achieved**

**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**

**4 - Information relating to  
any consultations or  
negotiations, or  
contemplated consultations  
or negotiations, in  
connection with any labour  
relations matter arising  
between the authority or a  
Minister of the Crown and  
employees of, or office  
holders under, the  
authority.**

**The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it includes sensitive financial information which if made public could prejudice negotiations.**

**Documents exempt from  
publication:**

**Exempt appendix for E-F Ashgate Retail Park.pdf**

**Consultations:**

**Those not consulted are not directly affected by the decision.**

**Crime and Disorder  
Implications:**

**The decision does not impact on crime and disorder**

**Equality:**

**EIA not required. Reasons: EIA is not required as the decision does not relate to changing policies, services or functions**

<b>Decision Type:</b>	<b>Officer</b>
<b>Executive Decision?</b>	<b>Yes</b>
<b>£50,000 or more:</b>	<b>Yes</b>
<b>Scheme of Delegation Reference Number or Other Source of Delegation:</b>	<b>237</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>26/02/2020</b>
<b>Advice Sought:</b>	<b>Legal, Finance</b>
<b>Legal Advice:</b>	<p><b>From the information provided by the author of this report there does not appear to be any significant issues. The transaction will be subject to the normal legal due diligence and the drafting and agreement of formal legal documentation between the parties.</b></p> <p><b>Advice provided by Jo Backhouse (Senior Solicitor in Conveyancing) on 04/02/2020. Advice provided by joanne backhouse (Senior Solicitor) on 04/02/2020.</b></p>
<b>Finance Advice:</b>	<p><b>The new lease will maintain the rental income for the Chamber Estate portfolio and contribute towards the SAM Big Ticket Savings Target. Advice provided by Mandy Bryce (Finance Analyst) on 10/02/2020.</b></p>
<b>Signatures:</b>	<p><b>Kevin Shutter (Director of Strategic Assets and Property)</b></p> <p><b>SIGNED and Dated: 19/02/2020</b></p>