

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3872
Author:	Riazul Mostafa Ahad
Department:	Development and Growth
Contact:	Riazul Mostafa Ahad (Job Title: Assistant Surveyor, Email: riazul.ahad@nottinghamcity.gov.uk, Phone: 01158763687)
Subject:	Grant of New Lease at Unit 8 Hartley Court, Norton Street, Radford, Nottingham, NG7 3AN
Total Value:	£54,000 (Type: Revenue)
Decision Being Taken:	To approve the letting of unit 8 Hartley Court on the terms set out in the exempt appendix.
Reasons for the Decision(s)	The tenant was served a section 25 Notice which ended the previous tenancy agreement. The existing tenant has agreed terms for a new lease.
Other Options Considered:	To take possession of the property from the existing tenant. This option was rejected due to suitable terms being agreed with the tenant.
Background Papers:	None
Published Works:	None
Affected Wards:	Radford
Colleague / Councillor Interests:	None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Attached exempt appendix including terms of the agreement.

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 contains commercially sensitive property negotiations which could prejudice future negotiations.

Documents exempt from publication:

2020.05.12 ONLINE DDM Exempt Officer Decision.docx, 2020.01.07 Heads of Terms.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: 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

Subject to Call In:

Yes

Call In Expiry date:

29/05/2020

Advice Sought:

Legal, Finance, Property

Legal Advice:

From the information provided in the report, the proposed transaction does not appear to raise any substantive legal issues and is supported. The letting will be subject to normal property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 18/05/2020.

Finance Advice:

The new lease will increase 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 13/05/2020.

Property Advice:

The decision will create additional income for the Property Trading Account and avoid any costs associated with a void property. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 12/05/2020.

Signatures:

Kevin Shutter (Strategic Assets and Property Directorate)

SIGNED and Dated: 21/05/2020