

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	3891
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:	To surrender the current tenancy and grant a new lease on 139 Wollaton Street, Nottingham, NG1 5GE
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	To surrender the current tenancy agreement and grant a new 10 year lease on the subject property, on the terms detailed in the exempt appendix.
Reasons for the Decision(s)	By approving this decision it will provide an increase in income as well as term certainty for the rental.
Briefing notes documents:	2020.05.21 Plan for Property.pdf
Other Options Considered:	Not complete the proposed actions - this option was rejected as acceptable terms have been agreed with the tenant, and it will increase income for the Council
Background Papers:	None
Published Works:	None
Affected Wards:	Berridge

<b>Colleague / Councillor Interests:</b>	None
<b>Any Information Exempt from publication:</b>	Yes
<b>Exempt Information:</b>	
<b>Description of what is exempt:</b>	The financial details and heads of 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
<b>1 - Information relating to any individual</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it reveals personal details about the tenant.
<b>2 - Information which is likely to reveal the identity of an individual</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it reveals personal details about the tenant.
<b>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it could prejudice future negotiations.
<b>Documents exempt from publication:</b>	2020.05.05 Heads of Terms for New Lease.pdf, 2020.05.21 Appendix For DDM.pdf
<b>Consultations:</b>	Those not consulted are not directly affected by the decision.
<b>Crime and Disorder Implications:</b>	There are no crime or disorder implications included in this decision.
<b>Equality:</b>	EIA not required. Reasons: This is not a new or changing policy, service or function. The decision adheres to all Council Equality policies.

<b>Relates to Council Property Assets:</b>	<b>Yes</b>
<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 - Council Owned Land and Property - Grant of Tenancies and Leases and 240 - Council Owned Land and Property - Notice and Review</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>12/06/2020</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property</b>
<b>Legal Advice:</b>	<p><b>From the information provided from the author of the decision and the exempt Information the above transaction does not appear to raise any significant legal issues. The transaction will be subject to formal legal documentation.</b></p> <p><b>Advice provided by Jo Backhouse, Senior Solicitor in the Legal Conveyancing Section (27/05/2020).</b></p>
<b>Finance Advice:</b>	<b>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 26/05/2020.</b>
<b>Property Advice:</b>	<b>This letting will provide revenue income for the property trading account and a due diligence process has been followed to take reference checks on the prospective tenant to limit the risk to the Council Advice provided by Pippa Hall (Portfolio and Investment Manager) on 22/05/2020.</b>
<b>Signatures:</b>	<p><b>Kevin Shutter (Director of Strategic Assets and Property)</b></p> <p><b>SIGNED and Dated: 04/06/2020</b></p>