

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	3916
<b>Author:</b>	Philip Le Couteur
<b>Department:</b>	Development and Growth
<b>Contact:</b>	Philip Le Couteur (Job Title: Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 01158762494)
<b>Subject:</b>	Granting a New Lease at Unit 21 Bennerley Court, Bennerley Road, Blenheim Industrial Estate, Bulwell, Nottingham, NG6 8UT
<b>Total Value:</b>	See Exempt Appendix (Type: Revenue)
<b>Decision Being Taken:</b>	To terminate the current tenancy agreement for the property and grant a new lease on the subject property.
<b>Reasons for the Decision(s)</b>	By performing these actions that Council will receive a higher level of income for the property as well as updating the lease terms to a modern standard.
<b>Briefing notes documents:</b>	Plan (Unit 21 Bennerley Court).pdf
<b>Other Options Considered:</b>	Not negotiate a new lease - This option was rejected as the agreed terms reflect market value and provides the Council with additional financial benefits.
<b>Background Papers:</b>	N/A
<b>Published Works:</b>	N/A
<b>Affected Wards:</b>	Bulwell

**Colleague / Councillor Interests:** N/A

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** The Heads of Terms and Appendix

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 business sensitive negotiations which if revealed into the public domain could prejudice future property negotiations.

**Documents exempt from publication:** 2020.06.11 Terms for New Lease.pdf, 2020.06.11 Appendix for New Lease.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

<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 &amp; Grant of Tenancies and Leases and 240 - Council Owned Land and Property &amp; Notice and Review</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>25/06/2020</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property</b>
<b>Legal Advice:</b>	<b>The proposals set out in the report raise no significant legal issues and are supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 16/06/2020.</b>
<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 11/06/2020.</b>
<b>Property Advice:</b>	<b>The surrender of the existing lease and granting of a new lease, on a longer term, generates a more secure income for the Councils property trading account and allows the existing tenant to expand their business . Advice provided by Pippa Hall (Portfolio and Investment Manager) on 12/06/2020.</b>
<b>Signatures:</b>	<b>Kevin Shutter (Director of Strategic Assets an Property)</b> <b>SIGNED and Dated: 17/06/2020</b>