

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>3955</b>
<b>Author:</b>	<b>John West</b>
<b>Department:</b>	<b>Development and Growth</b>
<b>Contact:</b>	<b>John West</b> <b>(Job Title: Estates Surveyor, Email: john.west@nottinghamcity.gov.uk, Phone: 01158763086)</b>
<b>Subject:</b>	<b>Lease Renewal at Nottingham Indoor Bowls Centre, Beechdale Road, Nottingham</b>
<b>Total Value:</b>	<b>See Exempt Appendix (Type: Revenue)</b>
<b>Decision Being Taken:</b>	<b>To agree to the lease renewal at Nottingham Indoor Bowls Centre following the expiry of the current term. The lease is to be for 25-years on similar terms to the existing. Full Heads of Terms are included in the exempt appendix. The lessee is to remain as the Nottingham Indoor Bowls Centre Limited whose registered office address is Nottingham Indoor Bowls Centre, Beechdale Road, Nottingham, NG8 3FH. Company Number 01510670.</b>
<b>Reasons for the Decision(s)</b>	<b>The premises have been let to the operator since they were built in the 1980's and the original lease is due to expire in October 2020. Specific terms of the current lease were varied in 2019 to ease some pressures that the club was experiencing due to falling membership, but a new committee has steadied the group and on the recommended terms of the proposed lease feel that they will be able to establish growth within the business again.</b>
<b>Briefing notes documents:</b>	<b>2019.04.30 PLAN Nottingham Indoor Bowls Centre.pdf</b>
<b>Other Options Considered:</b>	<b>The option of not agreeing to the recommended decision was rejected as suitable terms have been agreed. The current lease term is due to naturally expire and the option of doing nothing was not considered.</b>
<b>Background Papers:</b>	<b>None</b>

**Published Works:** None

**Affected Wards:** Bilborough

**Colleague / Councillor Interests:** None

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** Details of the rent and other commercially sensitive terms, and financial comments

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 financial details would be disclosed that may prejudice negotiations in other property matters.

**Documents exempt from publication:**

2020.07.13 Heads of Term Indoor Bowls v3.1.docx, Exempt Finance Comments - Lease Renewal Nottingham Indoor Bowls Centre.docx

**Consultations:**

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

<span style="font-size:12.0pt;font-family:"Arial",sans-serif; mso-fareast-font-family:"Times New Roman";mso-ansi-language:EN-GB;mso-fareast-language:EN-GB;mso-bidi-language:AR-SA;mso-bidi-font-weight:bold">There are no Crime or disorder implications included in this decision.

<b>Equality:</b>	EIA not required. Reasons: <p class="MsoNormal" style="text-align:justify;mso-layout-grid-align:none;text-autospace:none">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>	Yes
<b>Decision Type:</b>	Officer
<b>Executive Decision?</b>	Yes
<b>£50,000 or more:</b>	Yes
<b>Scheme of Delegation Reference Number or Other Source of Delegation:</b>	237
<b>Subject to Call In:</b>	Yes
<b>Call In Expiry date:</b>	19/08/2020
<b>Advice Sought:</b>	Legal, Finance, Property, Other: Eddie Curry(Eddie.Curry@Nottinghamcity.gov.uk)
<b>Legal Advice:</b>	From the information provided by the author of the report and Exempt Information I have no significant concerns with the proposed lease transaction. The transaction will be subject to the normal due diligence, negotiation and completion of formal documentation.  Advice provided by Jo Backhouse, Senior Solicitor within the Conveyancing Legal section on 16 July 2020.
<b>Finance Advice:</b>	This advice is exempt from publication and is contained within an exempt appendix Advice provided by Susan Turner (Senior Commercial Business Partner) on 05/08/2020.
<b>Other Advice:</b>	The revisions to the proposed lease are seen as being an essential way to help the Indoor Bowls Club to secure long term investment needed to improve the facility and to help them future proof the centre in order to improve membership and secure more event income. These interventions will ensure that the centre remains solvent and able to maintain rent payments to the Council. Advice provided by Eddie Curry (Head of Public Realm) on 20/07/2020.

**Property Advice:**

**This is a Property report, no further Property advice is required. Advice provided by Rodney Alan Martin (Development Manager) on 10/07/2020.**

**Signatures:**

**kevin shutter (Director of Strategic Assets and Property)**

**SIGNED and Dated: 12/08/2020**