

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3957
Author:	Siobhan Stewart
Department:	Development and Growth
Contact:	Siobhan Stewart (Job Title: Assistant Estates Surveyor, Email: siobhan.stewart@nottinghamcity.gov.uk, Phone: 0115 8763105)
Subject:	To approve a new lease at Unit 2, Bennerley Court, Blenheim Industrial Estate, NG6 8UT
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	To approve the terms for a new lease at Unit 2 Bennerley Court, Blenheim Industrial Estate, Nottingham NG6 8UT, as detailed in the exempt appendix
Reasons for the Decision(s)	This will generate income and reduce expenditure on the empty property, and provide support for a local business in the local economy.
Other Options Considered:	Not agreeing to lease the property to the proposed tenant. This option has been rejected as acceptable terms to a market level have been agreed.
Background Papers:	None
Published Works:	None
Affected Wards:	Bulwell
Colleague / Councillor Interests:	N/A

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Financial information and 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

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 that if published into the public domain could prejudice future property negotiations on other properties in the area.

Documents exempt from publication:

2020.08.03 Draft Heads of Term - Unit 2 Bennerley Court.pdf, 2020.08.04 Exempt Officer Decision - Unit 2 Bennerley Court.pdf

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime or disorder implications arising from this decision.

Equality:

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

**Scheme of Delegation
Reference Number or Other
Source of Delegation:**

237 - Council Owned Land and Property - Grant of Tenancies and Leases

Subject to Call In:

No

The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.

Advice Sought:

Legal, Finance, Property

Legal Advice:

The HoT refer to Guarantor obligations, but this is believed to be irrelevant as there is no guarantor.

Otherwise, from the information provided in the report the proposed transaction does not appear to raise any significant legal issues of concern. The transaction will be subject to normal property legal due diligence and the drafting, agreement and negotiation of formal legal documentation between the parties.

Advice provided by Victoria McIntyre (Solicitor) on 14/08/2020.

Finance Advice:

The new lease will increase the rental income for Property Trading Account and contribute towards the SAM Big Ticket Savings Target. Rent free costs will need to be covered by Property Trading Account.

Advice provided by Mandy Bryce (Finance Analyst) on 17/08/2020.

Property Advice:

The letting will generate revenue income for the property trading account. A due diligence process has been followed to limit the risk to the Council.

Advice provided by Pippa Hall (Portfolio and Investment Manager) on 13/08/2020.

Signatures:

Kevin Shutter (Director of Strategic Asset and Property)

SIGNED and Dated: 18/08/2020