

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4052
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:	Grant a new lease at 250 Beckhampton Road
Total Value:	See exempt appendix (Type: Revenue)
Decision Being Taken:	To grant a new lease of 250 Beckhampton Road to the proposed tenant on the terms outlined in the exempt appendix.
Reasons for the Decision(s)	By granting this new lease the Council will reduce void property costs and produce income towards the Council's income targets.
Briefing notes documents:	2020.11.12 Lease Plan - 250 Beckhampton Road.pdf
Other Options Considered:	Not grant the lease. This was rejected due to satisfactory references being obtained from the prospective tenant and market terms agreed.
Background Papers:	None
Published Works:	None.
Affected Wards:	Bestwood
Colleague / Councillor Interests:	

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Heads of terms and additional commercially sensitive information in the exempt 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 may prejudice future negotiations within the development.

Documents exempt from publication:

2020.11.12 Exempt Appendix - 250 Beckhampton Road.pdf, 2020.11.06 Heads of Term - 250 Beckhampton Road.pdf

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime or disorder implications in this decision.

Equality:

EIA not required. Reasons: This is not a new or changing policy, service or function.

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:

27/11/2020

Advice Sought:

Legal, Finance, Property

Legal Advice:

The proposal to grant a new lease on the terms outlined raises no significant legal issues and is supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 18/11/2020.

Finance Advice:

The proposed decision allows a 9-year lease with a new tenant for the annual payments set out in the Exempt Appendix. The lease will provide an increased rental income to the Housing Revenue Account (HRA) budget for that property. The HRA is a ring-fenced account and this decision has no impact on the Council's Medium-Term Financial Plan.
Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 18/11/2020.

Property Advice:

The letting will generate revenue income for the Council and will mean any costs associated with a void property are avoided. A due diligence process is followed to take references on the proposed tenant to reduce the risk to the Council. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 13/11/2020.

Signatures:

Nicki Jenkins (Director of Economic Development and Property)

SIGNED and Dated: 19/11/2020