

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4061
<b>Author:</b>	Riazul Mostafa Ahad
<b>Department:</b>	Development and Growth
<b>Contact:</b>	Riazul Mostafa Ahad (Job Title: Assistant Surveyor, Email: riazul.ahad@nottinghamcity.gov.uk, Phone: 01158763687)
<b>Subject:</b>	To approve a new lease Unit 10 and 11 Lendal Court, Gamble Street, Nottingham, NG7 4EZ
<b>Total Value:</b>	Exempt (Type: Revenue)
<b>Decision Being Taken:</b>	To approve the letting of Unit 10 and 11 Lendal Court on the terms set out in the appendix.
<b>Reasons for the Decision(s)</b>	The terms agreed are acceptable and achieve market rent.
<b>Other Options Considered:</b>	Market the property 'To Let'. This option was rejected as acceptable terms have been agreed by both parties.
<b>Background Papers:</b>	None
<b>Published Works:</b>	None
<b>Affected Wards:</b>	Hyson Green and Arboretum
<b>Colleague / Councillor Interests:</b>	None
<b>Any Information Exempt from publication:</b>	Yes

**Exempt Information:**

**Description of what is exempt:**

Attached exempt appendix including terms of the agreement.

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 contains commercially sensitive property negotiations which could prejudice future negotiations.

**Documents exempt from publication:**

2020.11.20 Online DDM Exempt Officer Decision 2020.docx, 2020.11.09 Heads of Terms.pdf

**Consultations:**

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

There are no crime and disorder implications that relate to 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

**Executive Decision?**

Yes

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

237

<b>Subject to Call In:</b>	<b>No</b>
	<b>The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property</b>
<b>Legal Advice:</b>	<b>From the information provided in the report and the exempt appendix and the HOTs the proposed transaction does not appear to raise any significant issues of concern. The transaction will be subject to the usual legal due diligence, drafting, negotiation and agreement of formal legal documentation. Advice provided by Christina Price (Chartered Legal Executive) on 24/11/2020.</b>
<b>Finance Advice:</b>	<b>The new lease will increase the rental income for Property Trading Account and contribute towards the SAM Big Ticket Savings Target. Advice provided by Mandy Bryce (Finance Analyst) on 23/11/2020.</b>
<b>Property Advice:</b>	<b>The letting will secure revenue income for the property trading account and avoid costs associated with void property Advice provided by Pippa Hall (Portfolio and Investment Manager) on 26/11/2020.</b>
<b>Signatures:</b>	<b>Nicki Jenkins (Director of Economic Development and Property)</b>
	<b>SIGNED and Dated: 03/12/2020</b>