

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4084
<b>Author:</b>	John West
<b>Department:</b>	Development and Growth
<b>Contact:</b>	John West (Job Title: Estates Surveyor, Email: john.west@nottinghamcity.gov.uk, Phone: 01158763086)
<b>Subject:</b>	New lease at the Former Hyson Green Library, Gregory Boulevard
<b>Total Value:</b>	See Exempt Appendix (Type: Revenue)
<b>Decision Being Taken:</b>	To enter in to a new lease at the the former Hyson Green Library to Take One Limited, the current occupiers. The full terms and rent are set out in the exempt appendix.
<b>Reasons for the Decision(s)</b>	<p>The library services were moved out of this building in 2015 to the new Mary Potter JSC, and the building declared surplus to operational requirements by Library Services. Almost immediately Take One, a well established local community group were identified as needing new accommodation and whose requirements matched those of the new vacant premises. A short term agreement was drawn up to allow them to move in, but this agreement is now outdated and needs to be replaced by a more appropriate, long term agreement.</p> <p>Terms have been negotiated that reflect the nature of the group and their objectives. Further discussion has also been had to ensure the use is in line with council objectives, including input from the Head of Security and Logistics, Communities section, regarding community outputs.</p>
<b>Briefing notes documents:</b>	2019.08.19 Plan - Former HGL.pdf
<b>Other Options Considered:</b>	The option of marketing the property to let was rejected as the current occupiers were felt to be the best option for the council to support. Furthermore, the option of continuing negotiations over lease terms were rejected as they were felt to be reflective of the groups community status.
<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
<b>Exempt Information:</b>	
<b>Description of what is exempt:</b>	Full terms of the recommended lease included the rent, plus the valuers opinion on rent.
	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
<b>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it may prejudice other ongoing negotiations.
<b>Documents exempt from publication:</b>	Exempt Advice - Community Partnerships.docx, 2020.12.23 Exempt Information - Former Hyson Green Library.docx, 2020.10.21 Heads of Term Take One Former HGL v3.docx
<b>Consultations:</b>	Date: 21/10/2020
	Other:Councillor David Mellen and Councillor Rebecca Langton, as relevant Portfolio Holders.
	Following discussions with these councillors, the terms of the lease have been amended and they are in agreement with the recommendation.
	Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

The group have excellent links to the local community undertake many social projects to help reduce anti-social behaviour. they are supported by Nottingham City Council grants in this regard, and as such are felt to have a positive impact on crime and disorder in the area.

**Equality:**

EIA not required. Reasons: The decision adheres to all Council Equality policies.

**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:**

15/01/2021

**Advice Sought:**

Legal, Finance, Property, Other: Mary Lester(Mary.Lester@Nottinghamcity.gov.uk)

**Legal Advice:**

From the information provided in the report, the proposed transaction does not appear to raise any substantive legal issues of concern. The transaction will be subject to normal property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 25/11/2020.

**Finance Advice:**

The new lease will increase the rental income for Property Directorate and any repair costs will need to be covered by the rental income. Advice provided by Mandy Bryce (Finance Analyst) on 19/11/2020.

**Other Advice:** This advice is exempt from publication and is contained within an exempt appendix Advice provided by Mary Lester (Head of Community Partnerships) on 20/11/2020.

**Property Advice:** This is a Property Report, no further Property Advice is therefore required. Advice provided by Rodney Alan Martin (Development Manager) on 01/12/2020.

**Signatures:** Nicki Jenkins (Director of Economic Development and Property)  
SIGNED and Dated: 07/01/2021