

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4090
Author:	Riazul Mostafa Ahad
Department:	Development and Growth
Contact:	Riazul Mostafa Ahad (Job Title: Assistant Surveyor, Email: riazul.ahad@nottinghamcity.gov.uk, Phone: 01158763687)
Subject:	21A and First Floor and Second Floor 21B, Mansfield Road, Nottingham, NG1 3FB
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To approve a new 10-year lease of 21A and First Floor and Second Floor 21B, Mansfield Road, Nottingham, NG1 3FB to the existing tenant, with a option to break on the fifth anniversary, on the terms as set out in the Exempt Appendix.
Reasons for the Decision(s)	The existing tenant has requested a new lease and the terms agreed are acceptable.
Other Options Considered:	1) To decline the new lease request: this option is rejected, as acceptable terms for a new lease have been agreed by both parties.
Background Papers:	None
Published Works:	None
Affected Wards:	St Ann's
Colleague / Councillor Interests:	None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The Heads of Terms to the lease 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

1 - Information relating to any individual

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because the lease documentation contains personal information relating to the tenant.

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 the decision contains the details of commercially sensitive property negotiations that, if published, could prejudice the Council's negotiating position in the future.

Documents exempt from publication:

2020.12.18 ONLINE DDM Exempt Officer Decision.docx, 2020.08.19 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: The decision does not represent 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

£50,000 or more: 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: Yes

Call In Expiry date: 22/01/2021

Advice Sought: Legal, Finance, Property

Legal Advice: From the information provided by the author of the report and the Exempt Information there appears to be no significant concerns in respect of the proposed transaction. The transaction will be subject to the normal due diligence, negotiation and completion of formal documentation.

Advice provided by Joanne Backhouse (Senior Solicitor - Conveyancing) on 29/12/2020.

Finance Advice: The new lease will increase the rental income for the Property Trading Account and contribute towards the SAM Big Ticket Savings Target.

Advice provided by Mandy Bryce (Finance Analyst) on 22/12/2020.

Property Advice: The letting will allow a tenant to renew their lease and continue to run their business from the property, and will provide revenue income to the Property Trading Account.

Advice provided by Pippa Hall (Portfolio and Investment Manager) on 18/12/2020.

Signatures: Nicki Jenkins (Director of Economic Development and Property)
SIGNED and Dated: 14/01/2021