

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4113
<b>Author:</b>	Philip Le Couteur
<b>Department:</b>	Development and Growth
<b>Contact:</b>	Philip Le Couteur (Job Title: Senior Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 0115 876 2494)
<b>Subject:</b>	Extension of Lease at 24 King Street, Nottingham, NG1 2AS
<b>Total Value:</b>	See Exempt Appendix (Type: Revenue)
<b>Decision Being Taken:</b>	To extend the lease (by surrendering the current lease and granting a new lease) on 24 King Street, Nottingham, NG1 2AS to the leaseholder, and on the terms set out in the exempt appendix.
<b>Reasons for the Decision(s)</b>	Extending the lease for the property will provide further security of tenure on the existing lease.
<b>Briefing notes documents:</b>	2019.04.09 Plan.pdf
<b>Other Options Considered:</b>	Not agree to extending the lease. This option was rejected as providing an extension to the lease will provide further security of income for the property.
<b>Background Papers:</b>	None
<b>Published Works:</b>	None
<b>Affected Wards:</b>	Berridge

**Colleague / Councillor Interests:** None

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** Details of the leaseholder and terms of the lease

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 property sensitive negotiations that if released into the public domain could prejudice future negotiations.

**Documents exempt from publication:** 2021.01.25 Exempt Appendix.pdf

**Consultations:** Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:** There are no crime or disorder implications included in 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

<b>Executive Decision?</b>	<b>Yes</b>
<b>£50,000 or more:</b>	<b>Yes</b>
<b>Scheme of Delegation Reference Number or Other Source of Delegation:</b>	<b>237 &amp; 240</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>16/02/2021</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property</b>
<b>Legal Advice:</b>	<b>From the information provided by the author of the report and the Exempt Information there are no significant concerns on 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 within the Conveyancing Legal team) on 02/02/2021.</b>
<b>Finance Advice:</b>	<b>The new lease will maintain the rental income for Property Trading Account and any rent free adjustments will need to be covered by Property Trading Account. Advice provided by Mandy Bryce (Finance Analyst) on 03/02/2021.</b>
<b>Property Advice:</b>	<b>The decision will secure rental income for the Council for a longer term. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 26/01/2021.</b>
<b>Signatures:</b>	<b>Nicki Jenkins (Director of Economic Development and Property)</b> <b>SIGNED and Dated: 09/02/2021</b>



UNIT 1

146.33 m<sup>2</sup>  
1,575 ft<sup>2</sup>

UNIT 2

58.56 m<sup>2</sup>  
630 ft<sup>2</sup>

UNIT 3

264.34 m<sup>2</sup>  
2,845 ft<sup>2</sup>

UNIT 4

227.67 m<sup>2</sup>  
2,451 ft<sup>2</sup>

Revision History		
Rev	Description	Int. Date

Notes

Area Information	
<b>Net Internal Area</b>	
<b>Gross Internal Area</b>	
See inset	See inset
<b>Gross External Area</b>	

Property Address  
Fothergill House  
Nottingham

Project Title  
Project Blue

Drawing Title  
Gnd GIA (Units 1 - 4)

Date  
31/03/2015

Scale  
1:200 @ A3 Rev

Drawing No. ASL.12603 -

Drawn by SH

Notes:

—— Ducting  
- - - - Net Internal Area  
- - - - Gross Internal Area

**armada surveys ltd.**  
St. John's House,  
St. John Maddermarket, Norwich,  
Norfolk, NR2 1DN.  
Tel/Fax: 01603 626621  
e-mail: contact@armadasurveys.co.uk

This drawing is prepared solely for the function of valuation. Site measurements have been achieved using hand held measuring devices and therefore may not be suitable for construction or design purposes. It is imperative that on-site checks are completed prior to any spatial planning, alteration or commencement of works.