

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4135
Author:	Philip Le Couteur
Department:	Development and Growth
Contact:	Philip Le Couteur (Job Title: Senior Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 0115 876 2494)
Subject:	To Approve a New Lease for 17-19 Sandham Walk, Clifton, Nottingham, NG11 8GU
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To agree a new lease for the subject property on the terms within the exempt appendix.
Reasons for the Decision(s)	The lease for the property has expired and new terms have been agreed between the parties to a new market level. By approving this decision it will provide Nottingham City Council with an improved rental, lease terms and security of income on the subject property.
Other Options Considered:	Not agree the terms for a new lease - This option was rejected as the tenant has agreed terms for a new lease to a market standard.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Clifton West
Colleague / Councillor Interests:	N/A

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The Heads of Terms and 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

1 - Information relating to any individual

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains personal details of the tenants taking the new lease.

2 - Information which is likely to reveal the identity of an individual

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains personal details of the tenants taking the new lease.

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:

2021.02.03 Exempt Appendix for New Lease.pdf, 2020.12.24 Heads of Term for a New Lease.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

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 and 240 - Council Owned Land and Property & Notice and Review
Subject to Call In:	Yes
Call In Expiry date:	08/03/2021
Advice Sought:	Legal, Finance, Property, Other: Leon Mclean(leon.mclean@nottinghamcity.gov.uk)
Legal Advice:	From the information provided by the author of the report and the Exempt Information there appears to be 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 09/02/2021.
Finance Advice:	The proposed decision provides for a 20-year lease with the existing 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 08/02/2021.
Property Advice:	The new lease is to an existing tenant and it will create an increase in rental income and for a longer term. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 08/02/2021.
Other Advice:	Housing Strategy & Partnerships Supports the lease of the premises on newly revised terms for the Housing Revenue Account. Advice provided by Leon McLean (Partnership Officer) on 23/02/2021.
Signatures:	Nicki Jenkins (Director of Economic Development and Property) SIGNED and Dated: 26/02/2021