

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4179
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 Grant a New Lease for Unit 9 Woodview Business Centre, Lockwood Close, Top Valley, Nottingham, NG5 9JN
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	To grant a new lease for Unit 9 Woodview Business Centre, on the terms detailed in the exempt appendix.
Reasons for the Decision(s)	The property is currently occupied on a tenancy agreement and the tenant has agreed terms for a new lease on the property to a market standard.
Other Options Considered:	Not agree the new lease - this option was rejected as acceptable terms have been agreed with the tenant for a new lease to a market level.
Background Papers:	None
Published Works:	None
Affected Wards:	Bestwood
Colleague / Councillor Interests:	None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The Heads of Terms, rental income and finance advice

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 could prejudice future negotiations.

Documents exempt from publication:

Exempt Finance Comments Unit 9 Woodview BC.docx, 2021.03.11 Exempt Appendix for New Lease.pdf, 2021.03.02 Heads of Terms for 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: 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

Subject to Call In:

No

The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.

Advice Sought:

Legal, Finance, Property

Legal Advice:

From the information provided from the author of the report and the exempt information there are no significant concerns with the proposed transaction. It will be subject to the usual due diligence, negotiation and formal completion of a legal lease document. Advice provided by Joanne Backhouse (Senior Solicitor in the Conveyancing Legal team) on 24/03/2021.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix Advice provided by Susan Tytherleigh (Senior Finance Manager) on 22/03/2021.

Property Advice:

The property has been let on a new lease on market terms and will generate revenue income for the property trading account Advice provided by Pippa Hall (Portfolio and Investment Manager) on 18/03/2021.

Signatures:

Nicki Jenkins (Director of Economic Development and Property)

SIGNED and Dated: 08/04/2021