

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4193
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:	A New Lease of 1 Alan Clarke Grove, Top Valley, Nottingham, NG5
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To approve a new lease on the property on the terms found in the exempt appendix.
Reasons for the Decision(s)	By approving this decision it will provide the Council with a new secure income stream for the Council.
Briefing notes documents:	2017.08.01 Plan of Shop (Proposed Shop).pdf
Other Options Considered:	Not to agree the terms for the lease - This option has been rejected as the terms of the agreement are to a market standard and this lease will provide a new income stream to the Council.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Bulwell Forest
Colleague / Councillor Interests:	None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The Heads of Terms and Additional Information in the Exempt 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 reveals personal details of the proposed tenant.

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 reveals personal details of the proposed 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 it reveals business sensitive property negotiations that if released into the public domain could prejudice this and future property negotiations.

Documents exempt from publication:

2021.02.22 Heads of Terms for Shop.pdf, 2021.02.24 Exempt Appendix 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: 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
Subject to Call In:	Yes
Call In Expiry date:	27/04/2021
Advice Sought:	Legal, Finance, Property, Other: Leon Mclean(leon.mclean@nottinghamcity.gov.uk)
Legal Advice:	From the information provided in the report and following discussion with the author of the report the proposed transaction does not appear to raise any significant legal issues of concern. The transaction will be subject to normal property legal due diligence and the drafting, agreement and negotiation of formal legal documentation between the parties. Advice provided by Victoria McIntyre (Solicitor) on 12/03/2021.
Finance Advice:	This property is held within the Council's Housing Revenue Account (HRA) and therefore the rental income as disclosed in the exempt appendix is held in the HRA ringfenced account. This decision will generate additional income for the HRA as detailed in the exempt appendix and is supported by Finance as it does not raise any areas of concern. Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 12/03/2021.
Other Advice:	Housing Strategy & Partnerships support the re-letting of the new premises to the proposed tenant on the terms proposed in the exempt appendix. Advice provided by Leon McLean (Partnership Officer) on 12/03/2021.
Property Advice:	The letting is a to a low risk tenant and supports the Council's income generation targets. The letting will also mitigate any potential void costs arising from having a void property. It is recommended that this decision is approved. B Gouveia - Corporate Portfolio and Investment Manager 04/03/2021. Advice provided by Beverley Gouveia (Estates Surveyor) on 04/03/2021.
Signatures:	Nicki Jenkins (Director of Economic Development and Property) SIGNED and Dated: 19/04/2021