

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4213
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 at Unit 7 Northern Court, Northern Way, Basford, Nottingham, NG6 0BJ
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To grant a new lease on Unit 7 Northern Court, Northern Way, Basford, Nottingham, NG6 0BJ on the terms and the rent detailed in the exempt appendix.
Reasons for the Decision(s)	By approving this decision it will reduce void property costs and produce income for the Council.
Briefing notes documents:	2017.03.01 Plan.pdf
Other Options Considered:	Not to grant a new lease on the property - This option has been rejected as acceptable terms have been agreed with the tenant for a new lease on the property.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Basford

Colleague / Councillor Interests:	N/A
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	The Heads of Terms and 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 contains personal information on the individual.
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 information on the individual.
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:	Exempt finance comments - Unit 7 Northern Court.docx, 2021.04.19 Exempt Officer Decision.pdf, 2021.04.19 Heads of Term.pdf
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	There are no crime or disorder implications 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:	26/05/2021
Advice Sought:	Legal, Finance, Property
Legal Advice:	From the information provided with the report the proposed transaction does not appear to raise any substantive legal issues of concern. The grant of lease will be subject to normal property legal due diligence work and the drafting, negotiation, agreement and completion of a formal legal agreement between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 22/04/2021.
Finance Advice:	This advice is exempt from publication and is contained within an exempt appendix Advice provided by Susan Tytherleigh (Senior Finance Manager) on 07/05/2021.
Property Advice:	The letting will generate revenue income for the Council and a due diligence process is followed to take up references on the prospective tenant and agree rental deposits to limit the risk to the Council. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 27/04/2021.
Signatures:	Nicki Jenkins (Director of Economic Development and Property)
	SIGNED and Dated: 18/05/2021