

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4221
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 1 Southglade Food Park, Gala Way, Forum Road, Southglade, Nottingham, NG5 9RG
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To grant a new lease on Unit 1 Southglade Food Park, Gala Way, Forum Road, Southglade, Nottingham, NG5 9RG on the terms and the rent detailed in the exempt appendix
Reasons for the Decision(s)	By approving this decision it will reduce future void property costs and provide income for the Council.
Briefing notes documents:	2021.04.12 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:	Bulwell Forest

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

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 1 Southglade Food Park.docx, 2021.04.19 Exempt Officer Decision.pdf, 2021.04.19 Heads of Terms.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: 01/06/2021

Advice Sought: Legal, Finance, Property

Legal Advice: From the information provided in the report, the proposed lease transaction does not appear to raise any substantive legal issues of concern and is supported. The grant of lease will be subject to normal property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 20/05/2021.

Finance Advice: This advice is exempt from publication and is contained within an exempt appendix Advice provided by Sohaib Chaudhry (Senior Commercial Business Partner) on 14/05/2021.

Property Advice: The letting will generate revenue income and avoid costs associated with a vacant unit. A due diligence process has been followed to limit the risk to the Council and a rent deposit will be taken. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 04/05/2021.

Signatures: Nick Jenkins (Director of Economic Development and Property)
SIGNED and Dated: 24/05/2021