

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4226
<b>Author:</b>	Pippa Hall
<b>Department:</b>	Growth and City Development
<b>Contact:</b>	Pippa Hall (Job Title: Portfolio and Investment Manager, Email: pippa.hall@nottinghamcity.gov.uk, Phone: 0115 8763602)
<b>Subject:</b>	Letting of Heron House, Timothy Bridge Road, Stratford-Upon-Avon
<b>Key Decision (decision valued at more than £1million):</b>	Yes
<b>Total Value:</b>	See exempt appendix (Type: Revenue)
<b>Decision Being Taken:</b>	To renew the lease at Heron House, Timothy Bridge Road, Stratford-Upon-Avon to the existing tenant on terms set out in the exempt appendix. To approve the payment of the associated fees.
<b>Reasons for the Decision(s)</b>	The tenant had a lease on the property which is due to expire 23 July 2021 and they have now changed their plans to vacate the property. They have the right to a new lease and lease terms have been agreed.
<b>Other Options Considered:</b>	Not to renew the lease. This option was discounted as the tenant has a right to a new lease and could go to Court if the Council refused to agree terms for a new lease.
<b>Background Papers:</b>	None
<b>Published Works:</b>	None
<b>Affected Wards:</b>	Citywide

**Colleague / Councillor Interests:**

None

**Any Information Exempt from publication:**

Yes

**Exempt Information:**

**Description of what is exempt:**

Heads of Terms of the proposed new lease and information in connection with the negotiations for the new lease

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 includes financial information in respect of the terms of the lease which if disclosed could prejudice the Councils position.

**Documents exempt from publication:**

Exempt App - Lease renewal Heron Hse 10.5.21.pdf, Agreed HoTs Heron House.pdf, Exempt Finance Comments - Heron House.docx

**Consultations:**

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

There are no crime and disorder implications.

**Equality:**

EIA not required. Reasons: The decision does not represent a new or changing policy, service or function.

**Decision Type:**

Leader's Key Decision

<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>04/06/2021</b>
<b>Advice Sought:</b>	<b>Legal, Finance</b>
<b>Legal Advice:</b>	<b>From the information provided by the author of the report and Exempt Information there are no significant concerns with the proposed transaction. The transaction will be subject to the normal due diligence, negotiation and completion of a formal lease document between the respective parties. Advice provided by Joanne Backhouse (Senior Solicitor within the Conveyancing Legal team) on 14/05/2021.</b>
<b>Finance Advice:</b>	<b>This advice is exempt from publication and is contained within an exempt appendix Advice provided by Sohaib Chaudhry (Senior Commercial Business Partner) on 19/05/2021.</b>
<b>Property Advice:</b>	<b>A letting on the terms detailed in the exempt appendix is supported. The letting has been agreed on market terms and will provide a stable income from the property which will support the Council. Advice provided by Beverley Gouveia Development &amp; Disposals Manager 17/05/2021. Advice provided by Beverley Gouveia (Estates Surveyor) on 17/05/2021.</b>
<b>Signatures:</b>	<b>David Mellen (Leader/ PH Strategic Regeneration Communications)</b>
	<b>SIGNED and Dated: 26/05/2021</b>
	<b>Michael Wayne Bexton (Interim CD for Growth &amp; City Development)</b>
	<b>SIGNED and Dated: 24/05/2021</b>