

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4231
<b>Author:</b>	Riazul Mostafa Ahad
<b>Department:</b>	Growth and City Development
<b>Contact:</b>	Riazul Mostafa Ahad (Job Title: Assistant Surveyor, Email: riazul.ahad@nottinghamcity.gov.uk, Phone: 01158763687)
<b>Subject:</b>	To Grant a New Lease at 21 Milton Street, Nottingham, NG1 3EN
<b>Total Value:</b>	See Exempt Appendix (Type: Revenue)
<b>Decision Being Taken:</b>	To approve the new lease of 21 Milton Street, Nottingham, NG1 3EN on a 5-year lease with a break option on the second anniversary, on the terms as set out in the Exempt Appendix.
<b>Reasons for the Decision(s)</b>	The existing tenant would like to end their lease on the property and have agreed to transfer the business to the prospective tenant. The terms agreed with the ingoing tenant are acceptable.
<b>Other Options Considered:</b>	To market the property for rent: this option was rejected as acceptable terms have been agreed by both parties and it avoids vacant property costs.
<b>Background Papers:</b>	None
<b>Published Works:</b>	None
<b>Affected Wards:</b>	St Ann's
<b>Colleague / Councillor Interests:</b>	None

**Any Information Exempt from publication:**

Yes

**Exempt Information:**

**Description of what is exempt:**

The heads of terms, the property information and the 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 contains commercially sensitive property negotiations that, if published, could prejudice future negotiations.

**Documents exempt from publication:**

Exempt Finance Comments - 21 Milton Street.docx, 2021.05.06 Heads of Terms.pdf, 2020.09.30 EPC.pdf, 2021.05.14 ONLINE DDM Exempt Officer Decision.docx

**Consultations:**

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

There are no crime and disorder implications that relate to this decision.

**Equality:**

EIA not required. Reasons: This decision does not represent 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 - Council-Owned Land and Property - Grant of Tenancies and Leases**

**Subject to Call In:**

**Yes**

**Call In Expiry date:**

**08/06/2021**

**Advice Sought:**

**Legal, Finance, Property**

**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 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 19/05/2021.**

**Property Advice:**

**The letting will secure revenue income for the Council and avoid costs associated with a vacant property. Reference checks have been undertaken and the terms agreed are commensurate with current market levels.**

**Advice provided by Pippa Hall (Portfolio and Investment Manager) on 19/05/2021.**

**Signatures:**

**Nicki Jenkins (Director of Economic Development and Property)**

**SIGNED and Dated: 28/05/2021**