

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4238
Author:	Philip Le Couteur
Department:	Growth and City Development
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 of 25-27 Sunninghill Drive, Clifton, Nottingham, NG11 8FT
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To approve the renewal of the lease for 25-27 Sunninghill Drive, Clifton NG11 8FT as the terms in the exempt appendix
Reasons for the Decision(s)	The lease on the property has expired and new terms have been agreed with the current tenant in order to facilitate a new lease for the property.
Briefing notes documents:	2021.06.01 Site Location of 25-27 Sunninghill Drive.pdf
Other Options Considered:	Not provide approval tot he terms attached - This option has been rejected as the terms are to an open market standard and improves the Council's income and avoids any void property costs.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Clifton West

Colleague / Councillor Interests:	N/A
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	The Heads of Terms and 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 details of the tenants taking the new lease.
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 details of the tenants taking the new lease.
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:	2021.06.01 Exempt Appendix for New Lease.pdf, 2021.05.26 Heads of Terms for New Lease.pdf
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	<p class="MsoNormal" style="text-align:justify;mso-layout-grid-align:none;text-autospace:none">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:	16/06/2021
Advice Sought:	Legal, Finance, Property
Legal Advice:	The proposed decision raises no significant legal issues and is supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 04/06/2021.
Finance Advice:	The new lease as proposed in the exempt section is supported by finance as it provides the Housing Revenue Account with a continuous tenant which ensures continuation of forecast rental income and removes any potential holding costs for if the property was to become vacant. Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 02/06/2021.
Property Advice:	The new lease is on terms commensurate with the current market and will continue to generate revenue income for the Housing Revenue Account and avoid costs associated with a vacant property. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 03/06/2021.
Signatures:	Nicki Jenkins (Director of Economic Development and Property) SIGNED and Dated: 08/06/2021