

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4283
Author:	Siobhan Stewart
Department:	Growth and City Development
Contact:	Siobhan Stewart (Job Title: Assistant Estates Surveyor, Email: siobhan.stewart@nottinghamcity.gov.uk, Phone: 0115 8763105)
Subject:	Grant a new lease at Unit 13 Whitemoor Court - NG8 5BY
Total Value:	See exempt appendix (Type: Revenue)
Decision Being Taken:	To grant a new lease at Unit 13 Whitemoor Court - NG8 5BY to the proposed tenant on terms outlined in the exempt appendix
Reasons for the Decision(s)	By granting this new lease the Council will reduce void property costs and produce income towards the Council's income targets.
Briefing notes documents:	Unit 13 Whitemoor Court lease plan.pdf
Other Options Considered:	Not grant the lease. This was rejected due to satisfactory references being obtained from the prospective tenant and market terms agreed.
Background Papers:	None
Published Works:	None
Affected Wards:	Leen Valley
Colleague / Councillor Interests:	None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Heads of terms and 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

1 - Information relating to any individual

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it would disclose the personal details of the proposed tenant.

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 may prejudice future negotiations.

Documents exempt from publication:

2021.06.10 Unit 13 Whitemoor Court heads of terms.pdf, 2021.06.14 Exempt Appendix - Unit 13 Whitemoor Court.pdf, Exempt Finance Comments - Unit 13 Whitemoor Court.docx

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

Relates to Council Property Assets:

Yes

Decision Type:

Officer

Executive Decision?

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:

No

The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.

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 24/06/2021.

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 07/07/2021.

Property Advice:

The letting is on terms commensurate with the current market. It will generate revenue income for the Property Trading Account and will end the liability for the void costs associated with vacant property. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 18/06/2021.

Signatures:

Nicki Jenkins (Director of Economic Development and Property)

SIGNED and Dated: 15/07/2021