

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4331
Author:	Tom Smith
Department:	Growth and City Development
Contact:	Tom Smith (Job Title: Interim Estates Surveyor, Email: tom.smith@nottinghamcity.gov.uk, Phone: 07947 898708)
Subject:	Lease Renewal at Unit 8 Woodview Business Centre
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To grant a new, six-year lease to the existing tenant of Unit 8 Woodview Business Centre, at a market rent.
Reasons for the Decision(s)	Terms have been provisionally agreed with the tenant for a new lease of six years, with a rent review at the third anniversary.
Briefing notes documents:	Lease Plan 8 Woodview.pdf
Other Options Considered:	1) To not grant a new lease on the property: this option was rejected as acceptable terms have been agreed with the tenant.
Background Papers:	None
Published Works:	None
Affected Wards:	Bestwood

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The Heads of Terms, property information 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 the documents contain personal information relating to the tenant.

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 the documents contain personal information relating to the 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 the information is commercially sensitive and, if disclosed, could prejudice future negotiations between the Council and other potential lessees.

Documents exempt from publication:

Exempt Finance Comments - Unit 8 Woodview Business Centre.docx, 2021.07.22 Officer Decision Form 8 Woodview.docx, 2021.07.21 Heads of Terms - Lease Renewal 8 Woodview BC.pdf

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime and disorder implications in this decision.

Equality:

EIA not required. Reasons: This decision does not represent a new or changing policy, service or function. This 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:	17/08/2021
Advice Sought:	Legal, Finance, Property
Legal Advice:	<p>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.</p> <p>Advice provided by Victoria McIntyre (Solicitor) on 30/07/2021.</p>
Finance Advice:	<p>This advice is exempt from publication and is contained within an Exempt Appendix.</p> <p>Advice provided by Sohaib Chaudhry (Senior Commercial Business Partner) on 27/07/2021.</p>
Property Advice:	<p>This is a lease renewal to an existing tenant, which will provide a longer-term secure income and increased revenue income for the Property Trading Account.</p> <p>Advice provided by Pippa Hall (Portfolio and Investment Manager) on 29/07/2021.</p>
Signatures:	<p>Nicki Jenkins (Director of Economic Development and Property)</p> <p>SIGNED and Dated: 10/08/2021</p>