

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4347
Author:	Jason Tyler
Department:	Growth and City Development
Contact:	Jason Tyler (Job Title: Strategic Assets & Property Business Partner, Email: jason.tyler@nottinghamcity.gov.uk, Phone: 01158763583)
Subject:	Nottinghamshire Clinical Commissioning Group Licence to Occupy Loxley House
Total Value:	See exempt appendix (Type: Revenue)
Decision Being Taken:	To grant a Licence to Occupy to the Nottinghamshire Clinical Commissioning Group (CCG) for ten desks in Loxley House for an initial period of one year, with a 6 month rolling term thereafter.
Reasons for the Decision(s)	The CCG are rationalising their office accommodation and as a result have a need for a small amount of additional office space. The Medium Term Financial Strategy also contains an income target relating to the rental of office space in Council buildings so this would be a mutually beneficial arrangement.
Other Options Considered:	To not grant the licence. This option was rejected because it would result in a loss of potential income to the Council and a loss of the other benefits of co-location.
Background Papers:	None.
Published Works:	None.
Affected Wards:	Castle

Colleague / Councillor Interests:

None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The terms of the Licence Agreement and the commercial value of the decision.

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 the commercial terms, if disclosed, could prejudice the Council's position with the licensee, and other current and prospective licensees, in negotiations over future licence terms.

Documents exempt from publication:

CCG HoTs_Loxley 1st Floor_v3.pdf

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

None

Equality:

EIA not required. Reasons: The decision does not represent a proposed change to a policy, service or function.

Relates to Council Property Assets:

Yes

Relates to Building Services:

Yes

Decision Type:	Officer
Executive Decision?	Yes
Scheme of Delegation Reference Number or Other Source of Delegation:	235
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, Property, Building Services
Legal Advice:	From the information provided in the report, the proposed Licence does not appear to raise any substantive legal issues of concern. The form of Licence, and its completion, will be subject to normal property due diligence and the drafting, negotiation and formal completion of legal documents between the parties. Advice provided by Fezil Veli (solicitor) on 17/08/2021.
IT Advice:	The proposal within this delegated decision contains a number of factors that the IT Service will need to review and and provide consideration to before advice can be provided.
Property Advice:	Nottinghamshire Clinical Commissioning Group is an One Public Estate partner who are requiring serviced office accommodation. The Council has successfully worked with OPE partners to rationalise and optimise the public estate. This decision enables the Council to further support partnership working whilst utilising capacity within the Loxley House building. The income from the decision will offset Medium Term Financial Term targets that relate to Work Place projects. Tanya Najuk, Strategic Asset Management 24/06/2021 Advice provided by Tanya Najuk (Head of Strategic Asset Management) on 24/06/2021.
Building Services Advice:	No objections for this decision as it enables the Council to further support partnership working whilst utilising capacity within the Loxley House building . Advice provided by Trevor Bone (Property Maintenance Manager) on 19/07/2021.
Signatures:	Nicki Jenkins (Director of Economic Development and Property) SIGNED and Dated: 18/08/2021