

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4386
<b>Author:</b>	Hannah Owens
<b>Department:</b>	Growth and City Development
<b>Contact:</b>	Hannah Owens (Job Title: Estates Surveyor, Email: hannah.owens@nottinghamcity.gov.uk, Phone: 07714488356)
<b>Subject:</b>	New Lease - Room 0-001 and 0-002 Space2, 2 Dakeyne Street, NG3 2AR
<b>Total Value:</b>	Exempt (Type: Revenue)
<b>Decision Being Taken:</b>	To grant a new lease on Rooms 0-001 and 0-002 Space2, 2 Dakeyne Street, St Anns Nottingham, NG3 2AR to the proposed tenant on terms outlined in the exempt appendix. The tenant will be granted occupation under a Tenancy at Will in the first instance, to be followed by a full lease in due course.
<b>Reasons for the Decision(s)</b>	By granting this new lease, the Council will reduce void property costs and produce income towards the Council's income targets.
<b>Briefing notes documents:</b>	Room 0-002 Colours.pdf, Room 0-001.pdf, Site Plan for Leases.pdf
<b>Other Options Considered:</b>	To not grant the lease. This option was rejected due to satisfactory references being obtained from the prospective tenant and market terms being agreed.
<b>Background Papers:</b>	None
<b>Published Works:</b>	None
<b>Affected Wards:</b>	St Ann's

**Colleague / Councillor Interests:** None

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** Heads of terms, exempt appendix, financial information

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 is commercially sensitive and may prejudice future negotiations within the building, if released.

**Documents exempt from publication:** 2021.09.13 Heads of Terms GF 0-001 & 0-002.pdf, 2021.09.13 Exempt Officer Decision.pdf, Exempt Finance Comments.docx

**Consultations:** Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:** There are no crime and disorder implications arising from the 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

**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, the proposed transaction does not appear to raise any substantive legal issues of concern. The letting will be subject to normal property legal due diligence and the drafting, negotiation and agreement of formal legal documentation between the parties and their legal advisors. Advice provided by Mick Suggett (Team leader: Conveyancing) on 21/09/2021.**

**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 20/09/2021.**

**Property Advice:**

**The letting will generate rental income and end costs associated with this void unit. The lease terms agreed are at a level commensurate with the current market. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 23/09/2021.**

**Signatures:**

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

**SIGNED and Dated: 01/10/2021**