

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4429
Author:	Rizvan Shafiq
Department:	Growth and City Development
Contact:	Rizvan Shafiq (Job Title: Senior Estates Surveyor, Email: rizvan.shafiq@nottinghamcity.gov.uk, Phone: 8763087)
Subject:	Long Lease Extension (re-gear) for land fronting Daleside Road Sneinton, Nottingham, NG2 4DH
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	To agree to the surrender and renewal (re-gear) of the existing lease for 845 square yards, or thereabouts, of land on Daleside Road, Sneinton, Nottingham, NG2 4DH, as detailed in the exempt appendix.
Reasons for the Decision(s)	<p>The property comprises two main units - office and an industrial unit with two extension attached to the front and rear of the industrial unit, all the buildings are of brick elevations, the main buildings being under an asbestos panelled roof and the extensions having a flat roof with bitumen felt covering.</p> <p>The tenant has approached the City Council with a view of re-gearing their existing lease to a new 150 year term. The re-gear of the lease will provide a longer term and increased security for the tenant encouraging their investment into the property. In addition, the Council will receive a capital payments which will be used to support the financial position of the City Council.</p>
Other Options Considered:	To continue with the current lease terms - this option is rejected as it would result in a missed opportunity for the Council to achieve capital receipts and would discourage investment into a Council asset.
Background Papers:	None
Published Works:	None

Affected Wards:	Dales
Colleague / Councillor Interests:	None
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	Financial details.
	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 would prejudice future negotiations that the Council undertakes.
Documents exempt from publication:	Exempt Finance Comments - Land 845 Sq Yds Daleside Road.docx, 2021.10.19- Exempt Appendix Daleside Road.docx
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	None arising from this decision
Equality:	EIA not required. Reasons: The decision does not involve new or changing policies, services or functions.
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder

Subject to Call In:	Yes
Call In Expiry date:	15/11/2021
Advice Sought:	Legal, Finance, Property
Legal Advice:	From the information provided in the report and the exempt appendix and financial appendix the proposed transaction does not appear to raise any significant issues of concern. The transaction will be subject to the usual legal due diligence, drafting, negotiation and agreement of formal legal documentation. Advice provided by Christina Price (Chartered Legal Executive) on 01/11/2021.
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 21/10/2021.
Property Advice:	The agreement reached for an extension to the existing lease generates a capital receipt so is of benefit to the Council and provides the tenant with the security they require as they have agreed a longer term lease. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 20/10/2021.
Signatures	David Mellen (Leader/ PH Strategic Regeneration Communications)
	SIGNED and Dated: 05/11/2021
	Sajeeda Rose (Corporate Director of Growth & City Development)
	SIGNED and Dated: 04/11/2021