

# Operational Decision Record

Publication Date 26/01/22	Decision Reference Number 4509
<b>Decision Title</b>	
Letting of arches and yard under Lady Bay Bridge (currently known as Arches Adventure Base)	
<b>Decision Value</b>	
See Exempt Appendix	
<b>Revenue or Capital Spend?</b>	
Revenue (to be received)	
<b>Department</b>	
Strategic Assets and Property, Growth and City Development	
<b>Contact Officer (Name, job title, and contact details)</b>	
John West, Estates Surveyor Email: <a href="mailto:John.West@Nottinghamcity.gov.uk">John.West@Nottinghamcity.gov.uk</a> Tel: 07947 198 848	
<b>Decision Taken</b>	
<p>To grant a new 5-year lease for the arches, building and yard underneath Lady Bay Bridge, accessed from Trent Street. The lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.</p> <p>The lessee is to be MockRock Limited (Company Number 11701528) whose registered office address is 39 Tudor Road, West Bridgford, Nottingham, NG2 6EB. Full terms are outlined in the exempt documents.</p>	
<b>Reasons for Decision and Background Information</b>	
<p>The space is currently being underutilised by Youth Services who intend to vacate their services to other sites. The bridge has been owned by Nottingham City Council since 1997 (Unitary Status) but the structure is maintained by Notts County Council as part of an agreement with the Bridges and Structures team. Access will be reserved for maintenance etc. in the new lease, and the Bridges team have confirmed that the proposed use does not appear to pose a risk to the operation of the bridge.</p> <p>The proposed lessee manufactures hand holds for artificial climbing walls and intends to move their whole operation to the premises. They also intend to create and run a Bouldering centre (low level rock climbing) from the premises that will be</p>	

open to the public. An existing climbing wall will also be refurbished and used.

**Other Options Considered and why these were rejected**

The option of not recommending this lease was rejected as suitable terms have been agreed, and the service responsible support the recommendation.

**Reasons why this decision is classified as operational**

It is the existing policy to seek 3<sup>rd</sup> party tenants for properties surplus to operational requirements (that cannot be sold) and will be a benefit to the financial position of the council by increasing revenue income through an annual rent.

**Additional Information**

An appendix to this decision is regarded as exempt from publication under paragraph 3 of Schedule 12a to the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding the information) and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains financial information that could prejudice other negotiations if made public.

Financial Observations

**Decision Maker (Name and Job Title)**

Nicki Jenkins, Director of Economic Development and Property

**Scheme of Delegation Reference Number**

237

**Date Decision Taken**

25/01/22