

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

**Reference Number:** 4636  
**Author:** Pippa Hall  
**Department:** Growth and City Development  
**Contact:** Pippa Hall  
(Job Title: Portfolio and Investment Manager, Email: pippa.hall@nottinghamcity.gov.uk, Phone: 0115 8763602)

**Subject:** Lease Renewal, Connex 90

**Key Decision (decision valued at more than £1million):** Yes

**Total Value:** Exempt (Type: Revenue)

**Decision Being Taken:** To grant a new 5 year lease at Connex 90, Mercers Drive, to the existing tenant on terms as outlined in the exempt appendix.  
To pay the fees associated with the negotiations with the tenant.

**Reasons for the Decision(s)** By agreeing to a new lease the Council will generate additional revenue income and avoid any costs associated with a void unit. External surveyors have undertaken the negotiations on behalf of the Council and have negotiated an increase in the rent level commensurate with current market rents,

**Other Options Considered:** To not agree to the new lease terms. This option was discounted as terms commensurate with the current market have been agreed.

**Background Papers:** None

**Published Works:** None

**Affected Wards:** Citywide

**Colleague / Councillor  
Interests:**

**Any Information Exempt  
from publication:** Yes

**Exempt Information:**

**Description of what is  
exempt:**

Details summarising the background to the terms agreed.

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 contains commercially sensitive information which if disclosed may prejudice future negotiations.

**Documents exempt from  
publication:**

Exempt Appendix New Lease Connex.pdf, Exempt Finance Comments - Lease Renewal, Connex 90 v2.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 this decision.

**Equality:**

EIA not required. Reasons: The decision does not represent a new or changing policy, service or function.

**Decision Type:**

Leader's Key Decision

**Subject to Call In:**

Yes

**Call In Expiry date:**

06/06/2022

<b>Advice Sought:</b>	<b>Legal, Finance</b>				
<b>Legal Advice:</b>	<b>From the information provided and following discussion with the Council's Property department, the proposed transaction does not appear to raise any substantive legal issues of concern. The transaction will be subject to normal property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 19/05/2022.</b>				
<b>Finance Advice:</b>	<b>This advice is exempt from publication and is contained within an exempt appendix. Advice provided by Sarah Baker (Senior Commercial Business Partner - Strategic Assets &amp; Property) on 18/05/2022.</b>				
<b>Property Advice:</b>	<b>The decision detailed in this report does not cause any concerns. The tenant has a right to renew their lease and terms have been agreed by an independent agent and are therefore market terms. The lease renewal will secure income to the Property Trading Account and will remove any potential re-letting liabilities. Advice provided by Beverley Gouveia (Head of Disposals &amp; Development) on 09/05/2022.</b>				
<b>Signatures:</b>	<table border="1"> <tr> <td data-bbox="380 598 2128 646"><b>David Mellen (Leader/ PH Strategic Regeneration Communications)</b></td> </tr> <tr> <td data-bbox="380 646 2128 678"><b>SIGNED and Dated: 26/05/2022</b></td> </tr> <tr> <td data-bbox="380 678 2128 726"><b>Sajeeda Rose (Corporate Director of Growth &amp; City Development)</b></td> </tr> <tr> <td data-bbox="380 726 2128 758"><b>SIGNED and Dated: 25/05/2022</b></td> </tr> </table>	<b>David Mellen (Leader/ PH Strategic Regeneration Communications)</b>	<b>SIGNED and Dated: 26/05/2022</b>	<b>Sajeeda Rose (Corporate Director of Growth &amp; City Development)</b>	<b>SIGNED and Dated: 25/05/2022</b>
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