

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4679
Author:	Siobhan Stewart
Department:	Growth and City Development
Contact:	Siobhan Stewart (Job Title: Assistant Estates Surveyor, Email: siobhan.stewart@nottinghamcity.gov.uk, Phone: 0115 8763105)
Subject:	To Approve a New Lease at Unit 3 Martin Court, Blenheim, Nottingham NG6 8US
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	To approve the terms for a new lease at Unit 3 Martin Court, Blenheim, Nottingham NG6 8US as detailed in the exempt appendix
Reasons for the Decision(s)	The premises are held as a commercial property asset under the Property Trading Account portfolio. The letting will remove void costs and provide a rental income.
Other Options Considered:	Not agreeing to lease the property to the proposed tenant. This option has been rejected as acceptable terms have been agreed.
Background Papers:	None
Published Works:	None
Affected Wards:	Bulwell
Colleague / Councillor Interests:	If none, state none.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Heads of Terms in exempt appendix

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, relates to the financial affairs of the tenant and City Council, and may prejudice future negotiations within the surrounding area.

Documents exempt from publication:

2022.07.12 Exempt Appendix and background information - 3 Martin Court.pdf, Exempt Finance Comments - Unit 3 Martin Court.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.

Relates to Council Property Assets:

Yes

Decision Type:

Officer

Executive Decision?

Yes

£50,000 or more:	Yes
Scheme of Delegation Reference Number or Other Source of Delegation:	237
Subject to Call In:	Yes
Call In Expiry date:	26/07/2022
Advice Sought:	Legal, Finance, Property
Legal Advice:	From the information provided by Property Plus and based on the agreed terms which have been provided to Legal Services, the proposed letting does not appear to raise any significant legal issues of concern. The letting will be subject to normal property legal due diligence before being completed, and the drafting, agreement and completion of a formal lease between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 29/06/2022.
Finance Advice:	This advice is exempt from publication and is contained within an exempt appendix Advice provided by Sarah Baker (Senior Commercial Business Partner - Property) on 28/06/2022.
Property Advice:	This decision is supported, the letting will add value to the property asset, satisfactory lease terms have been agreed with the prospective tenant, the letting will allow the property to be reoccupied as soon as possible so avoiding costs associated with vacant property. Advice provided by Bevis Mackie (Head of Commercial Property Investment Portfolio) on 11/07/2022. Advice provided by Bevis Robert Andrew Mackie (Estates Surveyor) on 14/07/2022.
Signatures:	Nicki Jenkins (Director of Economic Development and Property) SIGNED and Dated: 19/07/2022