

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4719
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:	Grant of a new lease at 250 Beckhampton Road, Bestwood, Nottingham, NG5 5PA
Total Value:	See exempt appendix (Type: Revenue)
Decision Being Taken:	To grant a new lease at 250 Beckhampton Road, Bestwood, Nottingham, NG5 5PA to the proposed tenant on the terms outlined in the Exempt Appendix.
Reasons for the Decision(s)	By granting this new lease, the Council will reduce void property costs and produce income towards the Council's Housing Revenue Account income targets.
Other Options Considered:	To not grant the lease: this option was rejected due to satisfactory references being obtained from the prospective tenant and market terms agreed.
Background Papers:	None
Published Works:	None
Affected Wards:	Bestwood
Colleague / Councillor Interests:	None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Briefing document

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:

2022.08.03 Exempt Appendix and background information - 250 Beckhampton Road.pdf

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime or disorder implications relating to 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

**Scheme of Delegation
Reference Number or Other
Source of Delegation:**

237 - Council-Owned Land and Property - Grant of Tenancies and Leases

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 in the report, the proposed transaction does not raise any substantive legal issues of concern and is supported. The letting will be subject to planning and normal property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties. Advice provided by Fezil Veli (solicitor) on 11/08/2022.

Finance Advice:

**The proposed decision allows a 6-year lease with a new tenant for the annual payments set out in the Exempt Appendix. The lease will provide a rental income to the Housing Revenue Account (HRA) budget for that property. The HRA is a ring-fenced account and this decision has no impact on the Council's Medium-Term Financial Plan.
Advice provided by Sam Davidson (Senior Accountant (Housing Revenue Account)) on 24/08/2022. Advice provided by Sam Davidson (Senior HRA Accountant) on 24/08/2022.**

Property Advice:

This decision is supported, satisfactory lease terms have been agreed with the prospective tenant and enable a rental income to be realised from this Housing Revenue Account asset thus avoiding costs associated with vacant property. Advice provided by Bevis Mackie (Head of Commercial Property Investment Portfolio) on 31/08/2022. Advice provided by Bevis Robert Andrew Mackie (Estates Surveyor) on 31/08/2022.

Signatures:

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

SIGNED and Dated: 13/09/2022