

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	5007
Author:	Sarah Duarte Salome
Department:	Growth and City Development
Contact:	Sarah Duarte Salome (Job Title: Assistant Estates Surveyor, Email: sarah.salome@nottinghamcity.gov.uk, Phone: 07947898568)
Subject:	To grant a new lease at 7-8 Denton Green, Broxtowe, Nottingham, NG8 6GD
Total Value:	see exempt appendix (Type: Revenue)
Decision Being Taken:	To grant a lease to the existing tenant for premises at 7-8 Denton Green, Broxtowe, Nottingham, NG8 6GD on the terms as set out in the exempt appendix.
Reasons for the Decision(s)	The premises are held as a commercial property asset under the Housing Revenue Account. By granting the lease the Council will generate revenue income at market rental level over the lease term and avoid costs associated with a potential void unit.
Other Options Considered:	Not to grant the lease - this was rejected the tenant has a secured tenancy, acceptable terms have been agreed at market rental level.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Aspley
Colleague / Councillor Interests:	N/A

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The Heads of Term and background information

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

1 - Information relating to any individual

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it will be a violation of GDPR.

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 property sensitive negotiations that if released into the public domain could prejudice future negotiations.

Documents exempt from publication:

2023.07.24 Exempt Appendix and background information.docx

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime or disorder implications included in this decision

Equality:

EIA not required. Reasons: This not a new or changing policy, service or function. The decision adheres to all Council Equality policies.

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date: 18/08/2023

Advice Sought: Legal, Finance, Property

Legal Advice: From the information provided in this report the proposed transaction does not raise any substantive issues of concern and is supported. The renewal lease 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 Fezil Veli (solicitor) on 18/05/2023.

Finance Advice: The proposed decision extends the lease with the existing 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 HRA Accountant) on 01/06/2023.

Property Advice: This decision is supported, the lease renewal is on market terms ensuring the asset continues to generate a rental income to the Housing Revenue Account on improved terms and avoid costs that could otherwise arise through a void. Advice provided by Bevis Mackie (Corporate Property & Investment Manager) on 21/07/2023.

Advice provided by Bevis Robert Andrew Mackie (Estates Surveyor) on 21/07/2023.

Signatures

Steve Battlemuch (PH - Skills, Econ Dev, Property & Growth)
SIGNED and Dated: 10/08/2023
Sajeeda Rose (Corporate Director of Growth & City Development)
SIGNED and Dated: 02/08/2023