

Operational Decision Record

Publication Date 10 January 2024	Decision Reference Number 5072
Decision Title	
To Agree a new lease at 75-77 Beckhampton Road Bestwood. , NG5 5LD	
Decision Value	
See exempt appendix	
Revenue or Capital Spend?	
Revenue	
Department	
Growth & City Development, Strategic Assets & Property	
Contact Officer (Name, job title, and contact details)	
Dan Derry Estates Surveyor – 07845 015850	
Decision Taken	
To approve the Granting of a new lease at 75-77 Beckhampton Road, Bestwood, NG5 5LD	
Reasons for Decision and Background Information	
Following negotiations with the tenant, terms have been agreed for a new standard lease agreement at market rental value, which will ensure continued income towards the Council's Housing Revenue Account income targets. In proceeding with the granting of a new lease agreement the Council will secure a higher rental over a longer term ensuring continued income for the HRA account.	
Other Options Considered and why these were rejected	
Not agree to grant a new lease – this was rejected as following negotiations satisfactory lease terms have been agreed with the tenant at market rental value, providing an uninterrupted income stream over a longer lease term contributing towards the Council's Housing Revenue Account Budget.	
Reasons why this decision is classified as operational	
As it is below £300,000 and the property is an income generating commercial asset.	
Additional 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

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains property sensitive negotiations that if released into the public domain could prejudice future negotiations.

Those consulted are not directly affected by this decision.

There are no crime or disorder implications within this decision.

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

Financial Advice

SEE EXEMPT APPENDIX

Decision Maker (Name and Job Title)

Nicki Jenkins – Director of Economic Development and Property

Scheme of Delegation Reference Number

237. Council owned Land and Property – grant of tenancies and leases

To grant tenancies and leases of property, other than Housing Revenue account dwellings, for up to 30 years where rent does not exceed £100,000 per annum.

Date Decision Taken

06 December 2024