

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	5090
Author:	Ishfaq Hussain
Department:	Growth and City Development
Contact:	Ishfaq Hussain (Job Title: Senior Surveyor, Email: ishfaq.hussain@nottinghamcity.gov.uk, Phone: 07850059492)
Subject:	To Approve the letting of Unit 10 Mulberry Walk, Mere Green, Birmingham, B75 5BP
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	<p>&lt;p class="MsoNormal" style="margin-top:3.0pt;margin-right:0cm;margin-bottom:3.0pt;margin-left:36.0pt;mso-layout-grid-align:none;text-autospace:none"&gt;To grant a lease to the prospective tenant for premises at Unit 10 Mulberry Walk Mere Green, Birmingham, B75 5BP on the terms outlined as contained within the exempt document and to pay the associated letting agents fees.</p>
Reasons for the Decision(s)	The property has been vacant since June 2023, the property has been marketed using specialist agents and acceptable terms have been agreed. By granting the new lease the Council will generate revenue income and reduce costs associated with a currently void retail unit. The property has been marketed by external agents which have negotiated terms on behalf of the Council recommends them as representing the market rental level.
Other Options Considered:	To continue marketing the property 'To Let'. This option was rejected as acceptable terms have been agreed with the prospective tenant
Background Papers:	None
Published Works:	None

**Affected Wards:** Citywide

**Colleague / Councillor Interests:** None

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** Rent and terms of agreement

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 could prejudice future negotiations.

**Documents exempt from publication:**

2024.01.23. Exempt Appendix and background information - Unit 10 Mulberry Walk.docx

**Consultations:**

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

There are no Crime and Disorder Implications that relate to this decision.

**Equality:**

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

**Relates to Council Property Assets:**

Yes

<b>Decision Type:</b>	<b>Portfolio Holder</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>22/02/2024</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property</b>
<b>Legal Advice:</b>	<b>From the information provided, there do not appear to be any legal issues that raise concern at this stage. It is understood that the Council has taken advice from external agents to assist it in complying with its obligation to achieve best consideration. The letting will be subject to normal property legal due diligence and the drafting, agreement and completion of formal legal documentation between the parties and their respective legal advisors. Advice provided by Mick Suggett (Team leader: Conveyancing) on 29/01/2024.</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 - Property) on 23/01/2024.</b>
<b>Property Advice:</b>	<b>This decision is supported, the property has been marketed by joint letting agents which have negotiated satisfactory lease terms with prospective tenant on the Council's behalf, the letting will ensure the Council re-lets the asset at market rental value, achieves best consideration and avoids ongoing costs associated with the vacant property. Advice provided by Bevis Robert Andrew Mackie (Corporate Portfolio and Investment Manager) on 05/02/2024.</b>
<b>Signatures</b>	<b>Steve Battlemuch (PH - Skills, Econ Dev, Property &amp; Growth)</b>
	<b>SIGNED and Dated: 14/02/2024</b>
	<b>Sajeeda Rose (Corporate Director of Growth &amp; City Development)</b>
	<b>SIGNED and Dated: 13/02/2024</b>