

Operational Decision Record

Publication Date 18 July 2024	Decision Reference Number 5147
Decision Title	
New 7-year Lease of Hyson Green Community Centre, 37a Gregory Boulevard Nottingham, NG7 6BE	
Decision Value	
Please refer to exempt Appendix	
Revenue or Capital Spend?	
Revenue Income	
Spend Control Approval	
Has the spend been approved by Spend Control Board? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Spend Control Board approval reference number: N/A	
Department	
Growth & City Development – Strategic Assets & Property	
Contact Officer (Name, job title, and contact details)	
Chris Read Business Partner - Strategic Assets & Property Email: chris.read@nottinghamcity.gov.uk Mobile: 07525307397	
Decision Taken	
To grant a 7 year less one day lease at Hyson Green Community Centre, including if necessary, an initial Tenancy at Will to Himmah, whose registered address is Unit 2 Forest Court, Gamble street, Nottingham NG7 4EX	
Reasons for Decision and Background Information	
<p>The building became vacant, however was not declared surplus by the Communities team as it was thought that there was existing demand for future use, and therefore the asset was advertised under the Community Asset Policy (CAP) in April 2023 to interested organisations.</p> <p>Himmah were selected in 2023 and confirmed as financially viable. Negotiations are now at an advanced stage, with Heads of Terms agreed.</p> <p>Approval is now sought to approve a letting to the organisation at full Market Rent, assessed by an external valuer, which will:</p> <ul style="list-style-type: none"> • Generate rental income for the Council • Remove all repair and maintenance liabilities and running costs from the Council. • Remove the need for the Council to pay holding costs for a void property 	

- Bring back into use an asset that has been vacant for over a year.
- Provide services to develop a citizen-centred local Hub centring on the values of social justice, equality, self-determination, self-sufficiency, and supporting inter-dependence. Helping people address food justice, legal and educational needs, well-being, and life skills. Working with and hosting different groups in the centre.
- Once the building is let on market terms the asset would be available to sell as an investment interest which is likely to generate additional value than if the building were sold with vacant possession.

Other Options Considered and why these were rejected

- Not granting this lease and mothballing the building - this option was rejected, as this would result in the Council incurring further holding costs for the site and the property condition would be likely to deteriorate and the building would be at risk of vandalism/destruction over a prolonged period of void.
- To sell the property with vacant possession was considered – this option was considered, however, as there was demand for ongoing community use, and therefore the asset had not been identified as being surplus to requirements, this option was rejected. In addition, a sale with vacant possession would be unlikely to achieve a value as high as a sale on the basis of an investment interest based on 7 years of income at the market rental value.

Reasons why this decision is classified as operational

The decision has a value below £300,000 and the proposal falls within agreed Policy

Additional Information

See Exempt Appendix.

Decision Maker (Name and Job Title)

Nicki Jenkins – Director Economic Development and Property

Scheme of Delegation Reference Number

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Date Decision Taken

08 July 2024