

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	5159
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Department:	Growth and City Development
Contact:	Riazul Mostafa Ahad (Job Title: Assistant Surveyor, Email: riazul.ahad@nottinghamcity.gov.uk, Phone: 01158763687)
Subject:	Lease Renewal in respect of Part Ground Floor Premises, Donington Court, Herald Way, Castle Donington Leicestershire, DE74 2UZ
Total Value:	See exempt appendix (Type: Revenue)
Decision Being Taken:	To grant a renewal lease for office premises at Part Ground Floor Premises, Donnington Court, Herald Way, Castle Donington, Leicestershire, DE74 2UZ.
Reasons for the Decision(s)	The tenants lease at the subject property is due to terminate, terms have been agreed with the tenant to grant a reversionary lease. By granting the reversionary lease the Council will Continue to generate income and defer costs associated with a void unit. Following negotiations acceptable terms have been agreed between both parties representing best consideration to the Council.
Briefing notes documents:	2024.07.15 background information.docx
Other Options Considered:	Not agree to the reversionary lease - this option was rejected as terms have been agreed representing best consideration to the Council and will defer costs that would otherwise arise upon termination of the existing agreement.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Citywide

Colleague / Councillor Interests: N/A

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: Attached exempt appendix including 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 contains commercially sensitive property negotiations which could prejudice future negotiations.

Documents exempt from publication: 2024.07.26 Exempt Appendix Donington Ct.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: EIA not required: Reasons: This is not a new or changing policy, service or function. The decision adheres to Council Equality policies.

Relates to Council Property Assets: Yes

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 19/08/2024

Advice Sought: Legal, Finance, Property

Commissioner Comments: The Commissioners are content with this report

Legal Advice: The Tenant already has a lease at the property, and is being permitted to continue with occupation under a tenancy at will pending the gap between the existing lease and the new lease being granted. From the information provided, we understand this should be a straightforward lease, to an occupier who already has knowledge of the site and it is likely the lease will be in a substantially similar form to the existing lease. It is unlikely to involve any issues or major negotiations. Advice provided by Victoria McIntyre (Solicitor) on 20/06/2024.

Finance Advice: This advice is exempt from publication and is contained within an exempt appendix
Advice provided by Sarah Baker (Senior Commercial Business Partner - Corporate Landlord) on 30/05/2024.

Property Advice: This decision is supported, the property forms part of the commercial property investment portfolio. Following discussions with the tenant satisfactory terms have been agreed for a reversionary lease, the lease renewal will ensure the Council retains the existing rental income funder a new lease term, avoids any potential void costs and achieves best consideration for this transaction.
Advice provided by Bevis Robert Andrew Mackie (Corporate Portfolio and Investment Manager) on 10/06/2024.

Signatures
Ethan Radford (Exec Member - Skills, Growth, Economic Development)
SIGNED and Dated: 09/08/2024
Sajeeda Rose (Corporate Director of Growth & City Development)
SIGNED and Dated: 09/08/2024