

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	1783
Author:	John West
Department:	Development
Contact:	John West (Job Title: Estates Surveyor, Email: john.west@nottinghamcity.gov.uk, Phone: 01158763086)
Subject:	New Lease at Oliver Hind Boys Club
Total Value:	£52,500 (Type: Capital)
Decision Being Taken:	<p>To enter in to a new 125 year lease with the trustees of the Oliver Hind Boys Club for a site on the corner of Edale Road and Sneinton Road, Sneinton. A premium payment will be made to the Council in the sum of £52,500, and an annual peppercorn rent. All obligations for the site and the existing building will remain with the tenants. The tenant will be: The Oliver Hind Club, a registered charity whose address is Edale Road, Sneinton, Nottingham, NG2 4HT (Registered Charity Number: 522276).</p> <p>To also agree to a surrender of the existing 75-year lease for the site which is with effect from 2nd June 1970 (31 years unexpired). The surrender will take place simultaneously with the start of the new lease.</p>
Reasons for the Decision(s)	<p>The tenants have occupied the site since 1970, when they relocated from their old site on Dakeyne Street and erected a new building from which to run their operations. They have since acted in a good and tenant like manner and wish to remain on site for the foreseeable future, looking to secure themselves with an extended lease.</p> <p>This Decision demonstrates Value for Money because it supports a group who are helping to meet the needs of the people of Nottingham in an efficient and economic manner for the Council.</p>
Briefing notes documents:	Oliver Hind Club proposed lease plan.pdf

Other Options Considered: Don't agree to the new lease. this was rejected as there is no operational reason to not renew the term. The site is not suitable to be developed in isolation of surrounding land and will not be required for a redevelopment of the adjacent site (a school academy). A freehold disposal was also considered but rejected as the Council would wish to retain a level of control over the use of the site and a long lease affords better protection.

Background Papers: None

Published Works: None

Affected Wards: Dales

Colleague / Councillor Interests: None

Consultations: Date: 12/12/2014
Ward Councillors: Gul Khan, David Mellen, Neghat Khan
Ward Councillors were notified of the proposed decision and following discussions, raised no objections.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: There are no Crime and Disorder Implications relating 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.

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 31/12/2014

Advice Sought: Legal, Finance

Legal Advice: The proposals set out in the report raise no significant legal issues and are supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 16/10/2014.

Finance Advice: This property falls within Children and Families who currently receive £5 per annum on the existing lease. The £52,500 receipt on commencement of the new 125 year lease will be a capital receipt to the Children and Families Department. Advice provided by Georgina Lewis (Finance Analyst) on 23/09/2014.

Signatures

Graham Chapman (PH for Resources and Neighbourhood Regeneration)
SIGNED and Dated: 19/12/2014
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 19/12/2014