

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>1980</b>
<b>Author:</b>	<b>Richard Cox</b>
<b>Department:</b>	<b>Development</b>
<b>Contact:</b>	<b>Richard Cox</b> <b>(Job Title: Senior Estate Surveyor, Email: richard.cox@nottinghamcity.gov.uk, Phone: 01158763074)</b>
<b>Subject:</b>	<b>Surrender and Renewal of Leases - Wigman Road, Bilborough, Nottingham NG8 3JA</b>
<b>Total Value:</b>	<b>Exempt Appendix (Type: Revenue)</b>
<b>Decision Being Taken:</b>	<b>To accept the surrender of three long leases relating to 7.094 acres of land at the corner of Wigman Road and Woodyard Lane, Bilborough and grant two new 150 year leases for the same area to Chartwell Properties Ltd at the terms set out in this report.</b>
<b>Reasons for the Decision(s)</b>	<p>The City Council owns the freehold interest of 7.094 acres of land at the corner of Wigman Road and Woodyard Lane. The land, which forms part of the Glaisdale Industrial Estate, is currently occupied by way of three long leases which terminate in 2043/44,. The leases produce ground rents of £10,220 per annum; the majority of the site has the rent fixed for the rest of the term.</p> <p>The land was previously occupied by a print firm and known as the Polestar Chromoworks; the company closed in 2013 with the loss of some 100 jobs. The leases were acquired by Chartwell Properties Ltd, a local developer, who has subsequently cleared the site as the buildings were not viable to refurbish.</p> <p>Chartwell Properties approached the Council seeking to re-gear the leasing arrangements for the site. It is unviable to redevelop the site, and very difficult to borrow money to fund this, with only some 28/29 years left on the existing leases. After negotiations, terms for two new 150 year leases have been agreed. The detailed terms are set out in the Exempt Appendix.</p> <p>The lessee has initiated discussion with Planning and, if the lease re-gear proceeds, an application to develop this site is anticipated in Summer 2015.</p>
<b>Other Options Considered:</b>	<b>If the City Council is not willing to offer new longer leases it is highly likely that the site will remain vacant and undeveloped. The site occupies a prominent position at the entrance to the Glaisdale Industrial Estate and adjacent to housing; it is important to see the site redeveloped and occupied to prevent any blight to the area.</b>

**Background Papers:** n/a

**Unpublished background papers:** Wigman Road Ground Lease Plan.pdf

**Published Works:** n/a

**Affected Wards:** Bilborough

**Colleague / Councillor Interests:** None

**Exempt Information:**

**Description of what is exempt:** The exempt appendix provides details of the new lease terms which are commercially sensitive.

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 disclosure of the financial details prior to completion of the leases may prejudice the transaction.

**Documents exempt from publication:** Surrender and Renewal of Leases Wigman Road Finance Exempt Appendix.doc, NOT FOR PUBLICATION Wigman Road.doc

**Consultations:** Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:** There are no direct implications but the clearance and redevelopment of this prominent site will help mitigate any anti social behaviour.

**Equality:** EIA not required. Reasons: There are no implications that necessitate an EIA.

**Decision Type:** Portfolio Holder

**Subject to Call In:** Yes

**Call In Expiry date:** 12/05/2015

**Advice Sought:** Legal, Finance

**Legal Advice:**  
The transactions raise no significant legal issues.  
  
The legal work associated with the transactions will be undertaken by the in-house legal team who will take all necessary steps to protect the Council's interests.  
  
Rebecca Beecroft  
Senior Solicitor  
21/4/2015

**Finance Advice:**  
This advice is exempt from publication and is contained within an exempt appendix  
  
Advice provided by Georgina Lewis (Finance Analyst) on 25/02/2015.

**Signatures**  
Graham Chapman (PH for Resources and Neighbourhood Regeneration)  
SIGNED and Dated: 05/05/2015  
David Bishop (Deputy CE, CD for Development and Growth)  
SIGNED and Dated: 01/05/2015