

Delegated Decision Making Form
(Property Delegations 232 - 251 only - Executive Officer Decisions)

810

REF NO
Constitutional Services Use Only

Decision Type	Officer
Department	Development
Subject	Settlement of Schedule of Dilapidation at First Floor 18-24 Commercial Road, Bulwell, Nottingham.
Decision	<p>Subject to call-in: Yes</p> <p>If NOT subject to call-in Reason and who consulted:</p> <p>Total value of decision: £23,862.50+ VAT</p> <p>Revenue or Capital: Revenue</p>
Decision taken	<p>To agree to settle a Dilapidations claim at the First Floor premises in 18-24 Commercial Road Bulwell, known as the Clocktower in the sum of £23,862.50 plus VAT.</p> <p>Payment will be made to the landlord, Lamba Pension Fund Limited c/o their agents Fisher Hargreaves Proctor (14 Regent Street, Nottingham, NG1 5BQ). The Schedule of Dilapidation was undertaken by Robert Foley MRICS of Gaskell Construction Consultants Ltd.</p> <p>NCC's lease of the premises ended on 19-12-2014.</p>
Exempt Decision	No
Reason for exemption (including public interest reason)	Not Applicable
Other options considered (with reasons for rejecting options not favoured)	<ul style="list-style-type: none"> • Not to agree to the schedule of dilapidations. This option was rejected as it has been compiled competently and professionally by a Building Surveyor and captures all elements where the Council is liable to-repair. • For the Council to undertake the works. This option was rejected as the Costs are considered fair, and it is unlikely that the Council would be able to procure them any cheaper.
Reason for Decision	<p>A Schedule of Dilapidation was undertaken out by the Landlords Agent based upon the terms of the lease and the Council's obligations thereof.</p> <p>This schedule, has been checked by the Council's Planned Maintenance team who confirm that the work is both valid and at an appropriate costing.</p> <p>The recommendation therefore is that to bring the Council's interest to a close, a financial payment is made in full and final settlement. This is considered the most cost effective method of dealing with this issue and represents the best Value for Money.</p>

Affected Wards
Advice sought

Bulwell		
	Yes	No
Legal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Equality & Community Relations Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Voluntary and Community Sector	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Grants Team	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Procurement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Details of consultations undertaken

	Yes	No	Name and Date
Portfolio Holder	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Ward Councillors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Area Committee	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other Council Bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Corp. Directors Affected	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Trades Unions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Minority Group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Others (Planned Maintenance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	R Trzeciak, 20-03-2015

Reasons for not consulting

There has been no express consultation about this decision, but regular meetings take place with the Portfolio Holder and Director of Strategic Asset and Property Management on general property matters, which may include this matter. The Decision relates to a day to day business matter where further consultation is not deemed appropriate.

Consultation outcomes

Those consulted were in agreement to the Decision made

Background to the decision

The Property was let on a 25-year lease with effect from 15.12.1989. It was entered in to by Nottinghamshire County Council, but vested to the City Council at Unitary Status in 1997. It was occupied by an Operational department but at the expiry of the lease the service was relocated to other Council buildings, and the property handed back to the landlord. Maintenance on the premises over the years could be described as minimal, and there were numerous wants of repair evident as the property was vacated.

The property was vacated and keys handed back to the landlord with effect form 19th December 2014.

Declared interests

None

Dispensation by Standards Committee

Date: N/A	Dispensation Reference: N/A
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Equalities

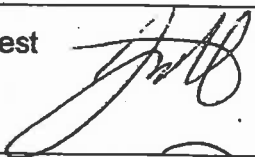
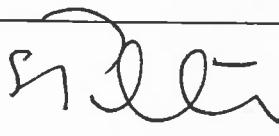
Has the equality impact of the decision been assessed?	
NQ – Not required	<input checked="" type="checkbox"/>
YES – equality impact assessment attached	<input type="checkbox"/>
There are no Social Value Implications that relate to this Decision.	
There are no Crime and Disorder Implications that relate to this Decision	
There are no Background Papers which this Decision relies upon.	
There are no Published Documents that have been relied upon to make this Decision.	

Social Value implications

Crime and Disorder implications

Background Papers

Published documents

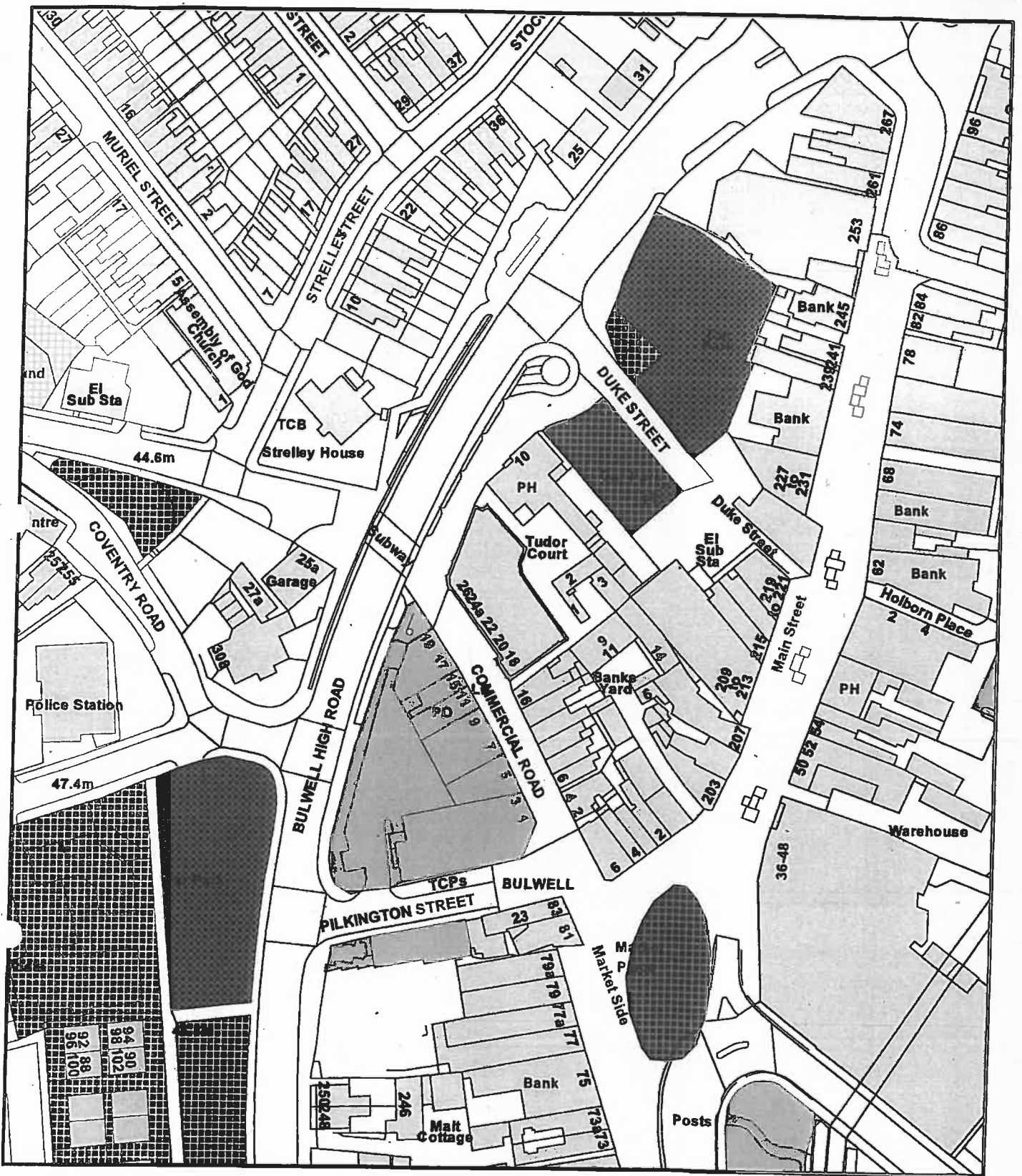
Uniform / Property Ref (if applicable)	08105/01		
Contact Person	John West, Estates Surveyor John.West@nottinghamcity.gov.uk	Contact No.	Ext: 63086
Scheme of Delegation Reference Number	238		
Property Manager	John West		
Signature		Date: 18-05-2015	
Head of Estates	Simon Peters		
Signature		Date: 20.5.15	

To be completed by Constitutional Services

Date published: 21 May 2015

Last date for Call-in: 29 May 2015

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11 May 2015

Scale: 1:250

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**Nottingham
City Council**

Development Department

NOTES
 1. This plan shows the proposed layout of the first floor of the building.
 2. The client has requested that the layout be as open as possible.
 3. The client has also requested that the layout be as functional as possible.
 4. The client has also requested that the layout be as cost-effective as possible.
 5. The client has also requested that the layout be as aesthetically pleasing as possible.
 6. The client has also requested that the layout be as flexible as possible.
 7. The client has also requested that the layout be as sustainable as possible.
 8. The client has also requested that the layout be as accessible as possible.
 9. The client has also requested that the layout be as secure as possible.
 10. The client has also requested that the layout be as energy-efficient as possible.
 11. The client has also requested that the layout be as healthy as possible.
 12. The client has also requested that the layout be as comfortable as possible.
 13. The client has also requested that the layout be as convenient as possible.
 14. The client has also requested that the layout be as easy to use as possible.
 15. The client has also requested that the layout be as intuitive as possible.
 16. The client has also requested that the layout be as user-friendly as possible.
 17. The client has also requested that the layout be as simple as possible.
 18. The client has also requested that the layout be as clear as possible.
 19. The client has also requested that the layout be as uncluttered as possible.
 20. The client has also requested that the layout be as spacious as possible.
 21. The client has also requested that the layout be as bright as possible.
 22. The client has also requested that the layout be as well-lit as possible.
 23. The client has also requested that the layout be as well-ventilated as possible.
 24. The client has also requested that the layout be as well-heated as possible.
 25. The client has also requested that the layout be as well-soundproofed as possible.
 26. The client has also requested that the layout be as well-insulated as possible.
 27. The client has also requested that the layout be as well-secured as possible.
 28. The client has also requested that the layout be as well-maintained as possible.
 29. The client has also requested that the layout be as well-monitored as possible.
 30. The client has also requested that the layout be as well-managed as possible.

Project Title
FIRST FLOOR OFFICES
24 COMMERCIAL ROAD
BULLHILL
NOTTINGHAM

Client
 [Blank]

Drawing Title
EXISTING LAYOUT PLAN

Drawing No	GBB/167001
Date	JAN 15
Scale	1:100 @ A3
Author	RF
Checker	RF
Approver	[Blank]



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