

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

REF NO **1921**
*Constitutional Services
 Use Only*

Decision Type	Officer
Department	Development

Subject	228 and 244 Beckhampton Road, Bestwood Park Estate, Nottingham, NG5 5PA
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Decision	Subject to call-in: Yes
	Total value of decision: See Exempt Appendix for Value
	Revenue or Capital: Revenue

Decision taken	To approve the new lease of 228 and 244 Beckhampton Road on the terms set out in the exempt appendix.
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Exempt Decision	Yes – Appendix Only
Other options considered (with reasons for rejecting options not favoured)	1. Not review the terms/rental for the property. This option was rejected as new terms were agreed due to the properties value increasing since when the previous rental level was applied.

Reason for exemption (including public interest reason)	The additional information sheet attached to this decision is exempt from publication under paragraph 1 of Schedule 12A to the Local Government Act 1972 because it contains Information relating to any individual, paragraph 2 of Schedule 12A to the Local Government Act 1972 because it contains Information which is likely to reveal the identity of an individual and paragraph 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding the information). It is not in the public interest to disclose this information because the personal information if published could result in the Council being open to challenge under Data Protection legislation.
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Reason for Decision	The property is currently tenanted and the new reviewed terms/rental reflects market value for the properties.
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Affected Wards	Bestwood Ward	
Advice sought	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 (Specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

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

N/A

Background to the decision

The proposed tenant is currently a tenant of the property and these new terms are to produce a new lease on the property after reviewing the terms with the tenant holding over on an expired lease. The tenant currently has a shop with the main parade of Beckhampton Road and also a two bedroom maisonette located above that parade of shops. Each party are to bear their own fees for this transaction.

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?
 NO – Not required
 YES – equality impact assessment attached

Social Value implications

There are no Social Value Implications that relate to this Decision.

Crime and Disorder implications



There are no Crime and Disorder Implications that relate to this Decision

Background Papers

There are no Background Papers which this Decision relies upon.

Published documents

There are no Published Documents that have been relied upon to make this Decision.

Uniform / Property Ref (if applicable)	00826/03		
Contact Person	Philip Le Couteur, Estates Surveyor, phil.lecouteur@nottinghamcity.gov.uk	Contact No.	Ext: 62494
Scheme of Delegation Reference Number	237 - Council Owned Land and Property – Grant of Tenancies and Leases and 240 - Council Owned Land and Property – Notice and Review		
Senior Estates Surveyor	David Powell		
Signature		Date: 17/3/15	
Head of the Investment Portfolio	Simon Peters		
Signature		Date: 20.3.15	

To be completed by Constitutional Services

Date published: 02/04/2015

Last date for Call-in: 13/04/2015