

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	1924
<b>Author:</b>	Pippa Hall
<b>Department:</b>	Development
<b>Contact:</b>	Pippa Hall (Job Title: Senior Estates Surveyor, Email: pippa.hall@nottinghamcity.gov.uk, Phone: 0115 8763602)
<b>Subject:</b>	Letting of The Embankment, 282-284 Arkwright Street, Nottingham, NG2 2GR
<b>Total Value:</b>	Exempt (Type: Revenue)
<b>Decision Being Taken:</b>	To approve the letting on the terms set out in the exempt appendix.
<b>Reasons for the Decision(s)</b>	<p>The applicant has experience of running similar public houses and the proposed plans for the property includes renovating and improving the building which will be of benefit to the community. The applicant wants to take a lease as soon as possible which will mean rental income will be secured.</p> <p>Negotiations have been undertaken and the rental level achieved reflects the market value of the property. This represents value for money for the Council and is an efficient and effective use of resources.</p>
<b>Briefing notes documents:</b>	The Embankment 282-284 Arkwright St Nottingham.pdf
<b>Other Options Considered:</b>	To obtain vacant possession of the property by serving notice on the occupant and then to market the property To Let. This option was rejected as this could take several months to achieve and terms have been agreed with the occupant to vacate the property and for the Council then to let it to the applicant. Suitable terms and market rent have been agreed with the applicant. The rent takes into consideration the fact that the applicant will be renovating and refurbishing the property and have successful established public houses in the area.
<b>Background Papers:</b>	None

<b>Published Works:</b>	None
<b>Affected Wards:</b>	Bridge
<b>Colleague / Councillor Interests:</b>	None
<b>Exempt Information:</b>	
<b>Description of what is exempt:</b>	The details of the new lease terms agreed.
	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
<b>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it contains commercially sensitive information relating to the financial or business affairs of the Council
<b>Documents exempt from publication:</b>	Exempt Appendix detailing terms.doc
<b>Consultations:</b>	Those not consulted are not directly affected by the decision.
<b>Crime and Disorder Implications:</b>	n/a
<b>Equality:</b>	EIA not required. Reasons: This is not a new or changing policy, service or function
<b>Decision Type:</b>	Portfolio Holder
<b>Subject to Call In:</b>	Yes
<b>Call In Expiry date:</b>	13/04/2015

**Advice Sought:**

**Legal, Finance**

**Legal Advice:**

**The terms agreed for the new lease to The Beer Consortium Ltd are noted and will be documented accordingly. It will be necessary to secure a surrender from the current occupiers Meadows Partnership Trust (MPT) before the new lease can be completed. Any refusal or delay by MPT in completing a surrender may jeopardise the new letting leading to possible delays in the Council receiving any rent under the proposed new lease.**

**Advice provided by Malcolm Townroe (Legal Services Manager) on 18/03/2015.**

**Finance Advice:**

**The proposed rent will be additional annual income to the Property Trading Account after the initial rent free period.**

**Advice provided by Georgina Lewis (Finance Analyst) on 18/02/2015.**

**Signatures**

**Graham Chapman (PH for Resources and Neighbourhood Regeneration)**

**SIGNED and Dated: 02/04/2015**

**David Bishop (Deputy CE, CD for Development and Growth)**

**SIGNED and Dated: 02/04/2015**