

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2115
Author:	John West
Department:	Development
Contact:	John West (Job Title: Estates Surveyor, Email: john.west@nottinghamcity.gov.uk, Phone: 01158763086)
Subject:	Letting of Land adjacent to the River Trent at Racecourse Road, Colwick
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To enter in to a 50 year lease of 0.51 Hectares (1.26 acres) of land at Racecourse Road, Colwick. The lessee is proposed to be Endeavour Northern Limited (trading as Princess River Cruises) whose registered address is Frederick House, Dean Group Business Park, Brenda Road, Hartlepool, TS25 2BW (Company No. 02912520). They will use the site as the new permanent base for their River Cruise business, and will construct a new facility on site including kitchens, waiting areas and offices, along with ancillary car parking, landscaping and landing stages.
Reasons for the Decision(s)	<p>The applicant currently operates out of the Park Yacht Club site but have been served with Notice to Quit as the site is proposed to be redeveloped for residential purposes. This site is adjacent to the Council / Blueprint's Trent Basin scheme and will help to regenerate the area, which is something the Council is largely looking to support.</p> <p>The facilities the applicants had on site were not fit for their purpose and they had been looking for some time to acquire a site where they could establish long term roots and create their own accommodation. After lengthy searches, the proposed site was established as being preferred and negotiations commenced to agree suitable terms.</p> <p>It is felt that the nature of their business, providing pleasure cruises along the River Trent, will compliment the general Leisure offering of the Racecourse / Colwick Area.</p>
Briefing notes documents:	Plan - Sale - Land at Racecourse Road.pdf
Other Options Considered:	The option of not agreeing to a letting was rejected, because the move away from their existing site will assist in the regeneration of the area. Furthermore, suitable terms were agreed with the applicant for a letting of this nature.

Background Papers: None

Published Works: None

Affected Wards: Dales

Colleague / Councillor Interests: None

Exempt Information:

Description of what is exempt: Financial information that is 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 it could prejudice other negotiations of a similar nature if it was made available to the public.

Documents exempt from publication:

Exempt Briefing Note Colwick river Cruises.doc

Consultations:

Date: 20/05/2015

Ward Councillors: Gul Khan, David Mellen, Neghat Khan

Councillor Mellen confirmed that he was in agreement to the decision made. No objections were raised from other Councillors.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no crime or disorder implications included in 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:

06/08/2015

Advice Sought:

Legal, Finance

Legal Advice:

Provided that the Corporate Director of Development and Growth is satisfied that the proposed long term letting will not adversely affect any redevelopment proposals then the proposals set out in the report raise no significant legal issues and are supported. The Legal Services team will undertake all necessary legal work on behalf of the Council once heads of terms are agreed. Advice provided by Malcolm Townroe (Legal Services Manager) on 03/07/2015.

Finance Advice:

The letting of this land will bring in additional annual revenue income to the Property Trading Account as detailed in the exempt appendix. Advice provided by Georgina Lewis (Finance Analyst) on 21/05/2015.

Signatures

Graham Chapman (PH for Resources and Neighbourhood Regeneration)

SIGNED and Dated: 30/07/2015

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

SIGNED and Dated: 17/07/2015