

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	1899
Author:	David Powell
Department:	Development
Contact:	David Powell (Job Title: Senior Estates Surveyor, Email: david.powell@nottinghamcity.gov.uk, Phone: 01158763914)
Subject:	LONG LEASE VARIATION OF 8.3 ACRES LAND AT FREESTON DRIVE, BLENHEIM INDUSTRIAL ESTATE, BULWELL, NOTTINGHAM
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	To grant an extension of approximately 25 years to the existing long lease dated 4 October 1985, that was granted for an original term of 125 years commencing 9 January 1989, in conjunction with varying the terms of the long lease detailed in the exempt appendix.
Reasons for the Decision(s)	The site has been vacant for a number of years following it becoming unsuitable for current operations. The existing tenant has been marketing the site since vacating and this is the first real interest they have had. The proposed assignee will be spending significant sums of money on the site to bring it back into good repair, whilst making it suitable for their operations. There will also be significant employment opportunities for the local area once the site is operational again. The agreement to vary the long lease terms provides a safer return on the proposed assignee's investment in the site, whilst also bringing a redundant site back into operation for a commercial gain for the Council.
Briefing notes documents:	plan.pdf
Other Options Considered:	Not extending and varying the lease was rejected due to the significant risk of the site continuing to remain vacant and unused.
Background Papers:	N/A

Published Works:	N/A
Affected Wards:	Bulwell
Colleague / Councillor Interests:	N/A
Exempt Information:	
Description of what is exempt:	The financial value of the lease extension and the variation terms
	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 contains commercially sensitive information that could prejudice the development of the site
Documents exempt from publication:	exempt appendix.pdf
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	There are no crime and disorder implications
Equality:	EIA not required. Reasons: This decision does not relate to a new or changing policies, services, or functions.
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	01/04/2015

Advice Sought: Legal, Finance

Legal Advice: The proposal to extend the existing lease by 25 years for the consideration outlined raises no significant legal issues and is supported.
Advice provided by Malcolm Townroe (Legal Services Manager) on 09/01/2015.

Finance Advice: The City Council will receive a capital receipt on the terms outlined in the exempt appendix as a result of this decision. In accordance with the decision of Executive Board in February 2011, it is proposed that this receipt be retained within the Property Trading Account for reinvestment in high yielding properties.
Advice provided by Jim Driver (Finance Service Partner) on 09/01/2015.

Signatures

Graham Chapman (PH for Resources and Neighbourhood Regeneration)
SIGNED and Dated: 16/03/2015
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 25/03/2015