

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

REF NO 2547  Constitutional Services Use Only
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**Decision Type**

~~Officer~~ Portfolio Holder

**Department**

Development

**Subject**

Unit 3 The Poultry, Flying Horse Walk, Nottingham, NG1. 2HN

**Decision**

Subject to call-in: Yes

If **NOT** subject to call-in

Total value of decision: Detailed in the exempt appendix

**Revenue or Capital:** Revenue

**Decision taken**

To approve the lease renewal negotiations

**Exempt Decision**

Yes - appendix only

**Reason for exemption**  
(including public interest reason)

The additional information sheet attached to this decision is exempt from publication under 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) and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information

**Other options considered**

(with reasons for rejecting options not favoured)

To apply to Court to agree new lease terms this was not necessary as acceptable terms have been agreed

**Reason for Decision**



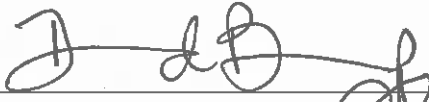

Negotiations have been undertaken by an external surveyor and they recommend that the new lease term and rental level achieved reflects the market value of the property. This represents value for money for the council and is an efficient and effective use of resources.

**Affected Wards**

**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"/>

	Yes	No	Name and Date	
<b>Details of consultations undertaken</b>	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"/>	_____
<b>Reasons for not consulting</b>				
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.				
<b>Consultation outcomes</b>	N/A			
<b>Background to the decision</b>	The property was purchased earlier this year with the knowledge that this tenant may not wish to remain in occupation. The lease is due to expire April 2017. The tenant approached the managing agents to instigate lease renewal negotiations. The unit is unusual in the fact that it has a very small ground floor but a large first floor retail area as such it has limited demand for retailers so if the existing tenant did not wish to renew it could prove difficult to market and could be vacant for some time.			
<b>Declared interests</b>	None			
<b>Dispensation by Standards Committee</b>	Date: N/A	Dispensation Reference: N/A		
<b>Equalities</b>	Has the equality impact of the decision been assessed?			
	NO – Not required		<input checked="" type="checkbox"/>	
	YES – equality impact assessment attached		<input type="checkbox"/>	
<b>Social Value implications</b>	There are no Social Value Implications that relate to this Decision.			
<b>Crime and Disorder implications</b>	There are no Crime and Disorder Implications that relate to this Decision.			
<b>Background Papers</b>	There are no Background Papers which this Decision relies upon.			
<b>Published documents</b>	There are no Published Documents that have been relied upon to make this Decision.			

<b>Uniform / Property Ref (if applicable)</b>			
<b>Contact Person</b>	Pippa Hall Pippa.hall@nottinghamcity.gov	<b>Contact No.</b>	<b>Ext: 63602</b>
<b>Scheme of Delegation Reference Number</b>	240 – Council Owned Land and Property – Notice and Review		
<b>Property Manager</b>	Pippa Hall		
<b>Signature</b>		<b>Date:</b>	5/7/16
<b>Director Strategic Assets and Property</b>	Kevin Shutter		
<b>Signature</b>		<b>Date:</b>	5/7/16.
<b>Corporate Director of Development</b>	David Bishop		
<b>Signature</b>		<b>Date:</b>	8/7/16
<b>Portfolio Holder</b>	Cllr J Collins		
<b>Signature</b>		<b>Date:</b>	

**To be completed by Constitutional Services**

Date published: 27/07/16

Last date for Call-in: 03/08/16