

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2607
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Department:	Development
Contact:	Bevis Robert Andrew Mackie (Job Title: Estates Surveyor, Email: bevis.mackie@nottinghamcity.gov.uk, Phone: 01158763635)
Subject:	Letting of Vacant Office Space at No. 1 Nottingham Science Park, Jesse Boot Way, Nottingham, NG7 2RU
Key Decision (decision valued at more than £1million):	Yes
Total Value:	As contained within the Exempt Appendix. (Type: Revenue)
Decision Being Taken:	To grant a lease to the prospective tenant in respect of vacant office space at No. 1 Nottingham Science Park, Jesse Boot Way, Nottingham, NG7 2RU on terms as contained within the Exempt Appendix for the operation of an educational establishment providing foundation courses for international students.
Reasons for the Decision(s)	<p>No. 1 Nottingham Science Park is held as a commercial property asset under the Chamber Estate property investment portfolio. At present the office building has a vacancy level of circa 42% comprising approximately 16,455 square foot.</p> <p>The prospective tenant has applied to the Council to take a lease for the full complement of vacant office space at No. 1 Nottingham Science Park to facilitate the operation of an educational facility which will include the teaching of science related courses.</p> <p>The proposed letting is to be on commercial terms between the Council and the prospective tenant. The letting of this space will increase the rental income received by the Chamber Estate portfolio.</p> <p>Planning permission for Change of Use (application No: 16/00957/PFUL3) from Use Class B1 to D1 for the vacant space was granted at 15th June 2016.</p>
Other Options Considered:	<p>Refuse to grant the prospective tenant a lease for the vacant office space at No. 1 Nottingham Science Park. This was rejected as acceptable lease terms have been agreed between the parties.</p> <p>Market the premises as available 'To Let'. This was rejected as acceptable lease terms have been agreed between the parties.</p>

Background Papers:	No. 1 Nottingham Science Park, Jesse Boot Avenue, Nottingham, NG7 2RU - Planning Statement
Unpublished background papers:	16_00957_PFUL3-PLANNING_STATEMENT-1162718.pdf, 16_00957_PFUL3--1176936.pdf
Published Works:	Report of Head of Development Management and Regeneration - Number One, Nottingham Science Park
Affected Wards:	Dunkirk and Lenton
Colleague / Councillor Interests:	None
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	Financial and other information of a commercially sensitive nature and heads of terms for lease.
	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 reveals the Council's negotiating position.
Documents exempt from publication:	Letting - Financial Comments on 1 Nottingham Science Park.docx, Exempt_Appendix_Final.docx, Briggs at Nottm City Council - change of use of No 1 Nottm Science Park (3).pdf, Heads of Terms for Lease_AGREED.pdf, Overview re Kaplan Financial Covenant.pdf, Kaplan UK Active company entities August 2016 (3).pdf
Consultations:	Date: 05/09/2016
	Ward Councillors: David Trimble, Sarah Piper
	Neither Councillor is opposed to the decision.

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:

Leader's Key Decision

Subject to Call In:

Yes

Call In Expiry date:

06/10/2016

Advice Sought:

Legal, Finance

Legal Advice:

The proposals set out in the report raise no significant legal issues and are supported. Advice provided by Malcolm Townroe (Legal Services Manager) on 14/09/2016.

Finance Advice:

This advice is exempt from publication and is contained within an exempt appendix

Signatures:

Jon Collins (Leader of the Council)

SIGNED and Dated: 29/09/2016

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

SIGNED and Dated: 27/09/2016