

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

REF NO 2699 Constitutional Services Use Only
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Decision Type	Officer	
Department	Development	
Subject	Unit 1-2 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 terms of a new lease	
Exempt Decision Reason for exemption (including public interest reason)	Yes - appendix only 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)	because it could prejudice future negotiations To continue to market the property this was not necessary as acceptable terms have been agreed with the prospective tenant.	
Reason for Decision	The existing tenant at the property approached the managing agents to renew the lease. The tenant had appointed agents to search for alternative property in the city but following extensive negotiations we have agreed that they will remain in the unit. An external firm of surveyors negotiated terms on the Councils behalf for a new lease which they recommend as 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.	
Affected Wards	Bridge	
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"/>

Details of consultations undertaken

	Yes	No	Name and Date
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"/>	_____

Reasons for not consulting

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.

Consultation outcomes

N/A

Background to the decision

The property was purchased last year with the knowledge that the tenants lease was due to expire in December 2016 and that due to the layout of the unit it would be difficult to re let. The tenant was known to be looking to relocate and negotiations were undertaken to retain them at the arcade to ensure void periods were minimised. The tenant intends to undertake extensive refurbishment works that will also include improvements to the ceiling and entrance to the arcade from The Poultry. These would usually be a landlord cost but it has been agreed the tenant will be granted an increased rent free period to compensate for them undertaking the work

Declared interests

None

Dispensation by Standards Committee

Date: N/A	Dispensation Reference: N/A
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Equalities

Has the equality impact of the decision been assessed?	
NO – Not required	<input checked="" type="checkbox"/>
YES – equality impact assessment attached	<input type="checkbox"/>

Social Value implications

There are no Social Value Implications that relate to this Decision.

Crime and Disorder implications



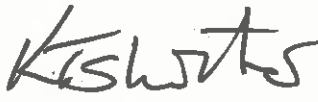
There are no Crime and Disorder Implications that relate to this Decision.

Background Papers

There are no Background Papers which this Decision relies upon.

Published documents

There are no Published Documents that have been relied upon to make this Decision.

Uniform / Property Ref (if applicable)			
Contact Person	Pippa Hall Pippa.hall@nottinghamcity.gov	Contact No.	Ext: 63602
Scheme of Delegation Reference Number	237 – Council Owned Land and Property – Grant of Tenancies and Leases		
Property Manager	Pippa Hall		
Signature		Date:	4/1/17
Head of Portfolio Investment and Development	Peter Carroll		
Signature		Date:	4/1/17
Director of Strategic Assets and Property	Kevin Shutter		
Signature		Date:	4/1/17

To be completed by Constitutional Services

Date published: 05/01/2017

Last date for Call-in: 12/01/2017