Nottingham City Council Delegated Decision

Reference Number:	**2709**
Author:	**Rizvan Shafiq**
Department:	**Development**
Contact:	**Rizvan Shafiq (Job Title: Senior Estates Surveyor, Email: rizvan.shafiq@nottinghamcity.gov.uk, Phone: 8763087)**
Subject:	**Variation to a lease clause**
Total Value:	**Exempt (Type: Revenue)**
Decision Being Taken:	**To agree the variation of a lease clause relating to 18,043 sq/yds of land at Thane Road/Bull Close Road, Lenton Lane Industrial Estate, Nottingham, in order to allow the redevelopment of part of the site, thus allowing an increase in the rent payable to the Council.**
Reasons for the Decision(s)	**Abbeyfield Road, Bull Close, Thane Road and Redfield Road (known collectively as Lenton Lane Industrial Estate) is a well-established industrial estate situated off Clifton Boulevard, approximately 1.5 miles South-West of the City Centre, with easy access to J24 of the M1 Motorway.** **The subject property (the former Yodel Depot) is located on the junction of Thane Road and Bull Close Road and is let on a 99 year lease at a fixed ground rent.** **The property comprises a 3.7 acre site consisting of interconnecting single storey industrial units. The leasehold interest was sold to the Sytner Group Limited who have recently obtained satisfactory Planning Permission to develop part of the site to a car dealership (the remainder of the site will be used as a car storage depot).** **Part of the proposed development falls within the building line; an area within which development is prohibited. Accordingly, the Sytner Group have approached the Council for consent to build within the building line area.**

Other Options Considered:	**To continue with the current long leasehold terms, at the existing rental income - this option is not recommended as there is potential for the Council to increase the ground rent payable by the leaseholder. The proposed development will bear no negative impact on the Council's neighbouring property interests.** **There are no other options to be considered as the property is subject to a lease.**
Background Papers:	**None**
Published Works:	**None**
Affected Wards:	**Dunkirk and Lenton**
Colleague / Councillor Interests:	**None.**
Any Information Exempt from publication:	**Yes**
Exempt Information:	
Description of what is exempt:	**Financial details and terms agreed.**
	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 disclosure of the terms and rent could prejudice other negotiations that the Council undertakes and the revenue from this site.**
Documents exempt from publication:	**2016-12.29 Exempt Appendix Thane Road (2).docx**

Consultations:	**Date: 12/12/2016** **Ward Councillors: David Trimble, Sarah Piper** **Those consulted raised no objections to the recommended decision.**
	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	**None.**
Equality:	**EIA not required. Reasons: EIA not required. Reasons: This is not a new or changing policy, service or function. The decision adheres to all Council Equality policies.**
Relates to Council Property Assets:	**Yes**
Decision Type:	**Portfolio Holder**
Subject to Call In:	**Yes**
Call In Expiry date:	**27/01/2017**
Advice Sought:	**Legal, Finance, Property**
Legal Advice:	**The proposals set out in the report raise no significant legal issues and, on the basis of the rationale put forward, are supported.** **Advice provided by Malcolm Townroe (Legal Services Manager) on 29/12/2016.**
Finance Advice:	**The new lease will increase the rental income for the Chamber Estate portfolio and contribute towards the SAM Big Ticket Savings Target.** **Advice provided by Mandy Bryce (Finance Analyst) on 30/12/2016.**
Property Advice:	**We have no further advice to add as this is a property decision. Advice provided by Rizvan Shafiq (Senior Estates Surveyor) on 29/12/2016.**
Signatures	**Jon Collins (Leader & PH Strategic Regeneration)** **SIGNED and Dated: 19/01/2017**

David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 13/01/2017