

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2875
Author:	Philip Le Couteur
Department:	Development and Growth
Contact:	Philip Le Couteur (Job Title: Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 01158762494)
Subject:	Granting a 99 Year Lease at 107-109 Arleston Drive, Wollaton, Nottingham, NG8 2GB
Total Value:	See Exempt Appendix (Type: Capital)
Decision Being Taken:	To grant a 99 year lease of the property of 107-109 Arleston Drive, Wollaton, Nottingham, NG8 2GB
Reasons for the Decision(s)	The reason for granting the lease is to provide the Housing Revenue Account (HRA) with a capital contribution towards their budget and to allow a new lease to be agreed on revised terms which allows current tenant breaches of lease covenants to be remedied. Other properties within the parade are let on long leases and so by granting a longer lease it will regularise the position with the other lettings on the parade.
Other Options Considered:	The other option was to not grant the long lease and serve the necessary notices on the tenant to remedy the breaches. This option was rejected as there was no objection from the HRA team to granting the longer lease in order to provide a premium into the HRA for their budgets.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Wollaton West

Colleague / Councillor Interests:	N/A
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	The negotiations surrounding the granting of the lease are sensitive to completion of the lease and cannot be published into the public domain
	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 will reveal the property negotiations of the Council which are sensitive to the completion of the proposed lease.
Documents exempt from publication:	2017.06.01 Exempt Appendix (107-109 Arleston Drive).pdf, 2012.09.18 Original Lease Plan (107-109 Arleston Drive).pdf
Consultations:	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: 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:	20/07/2017
Advice Sought:	Legal, Finance, Property, Other: Leon Mclean(leon.mclean@nottinghamcity.gov.uk)
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 15/06/2017.
Finance Advice:	The granting of a lease will generate a capital receipt as detailed in the exempt appendix to the Council's Housing Revenue Account (HRA). The receipt can be applied to fund capital schemes contained within the Public Sector Housing Programme section of the MTFP and will be an additional resource available for investment in the HRA owned assets. Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 19/06/2017.
Other Advice:	Housing Strategy & Partnerships agree with the approach to offer a long lease. The lease provides a premium which can be invested back in the stock and also 'normalises' this premises with the rest of the parade which have long-term leases. Advice provided by Leon McLean (Partnership Officer) on 13/06/2017.
Property Advice:	This is a property decision so due consideration has been given prior to seeking approval. The decision will result in a premium payment for the Council and allow existing lease terms to be regularised. Advice provided by Pippa Hall (Senior Estates Surveyor) on 12/06/2017.
Signatures	Jane Urquhart (PH for Planning, Housing and Heritage) SIGNED and Dated: 13/07/2017 David Bishop (Deputy CE, CD for Development and Growth) SIGNED and Dated: 10/07/2017