

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2923
Author:	David Powell
Department:	Strategy and Resources
Contact:	David Powell (Job Title: Senior Estates Surveyor, Email: david.powell@nottinghamcity.gov.uk, Phone: 01158763914)
Subject:	New Property Letting - Units 1 and 2 Karlsruhe House
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	To approve the letting of Units 1 and 2 Karlsruhe House, Nottingham, NG2 1NB
Reasons for the Decision(s)	The offices are currently vacant and suitable terms have been agreed, which will provide income and support wider Council strategic matters.
Other Options Considered:	1. Not the let the property - this option was rejected as suitable terms have been agreed
Background Papers:	None
Published Works:	None
Affected Wards:	Bridge
Colleague / Councillor Interests:	None

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

All commercially sensitive information relating to the tenant and the Council has been exempted from this report and is included within an exempt appendix.

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 could prejudice the Council's negotiating position.

Documents exempt from publication:

Heads of Term - Units 1&2 Karlsruhe House V2.pdf

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

This letting has no crime and disorder implications

Equality:

EIA not required. Reasons: An EIA is not required as this decision does not relate to policies, services, or functions.

Decision Type:

Officer

Executive Decision?

Yes

£50,000 or more:

Yes

Scheme of Delegation Reference Number or Other Source of Delegation:

237

Subject to Call In:	Yes
Call In Expiry date:	29/08/2017
Advice Sought:	Legal, Finance, Property
Legal Advice:	The new lease will be in the Council's standard form and Legal Services will liaise with the Tenant to negotiate a mutually agreed Lease that is acceptable to the Council and the Tenant. Advice provided by Rebecca Beecroft (Solicitor) on 13/07/2017.
Finance Advice:	The new lease will increase the rental income for the Chamber Estate portfolio and contribute towards the SAM Big Ticket Savings Targets. Advice provided by Mandy Bryce (Finance Analyst) on 13/06/2017.
Property Advice:	This transaction will result in income for the Council and allow the relocation of a tenant in connection with a wider Council scheme. Advice provided by Pippa Hall (Senior Estates Surveyor) on 12/06/2017.
Signatures:	Peter Carroll (Head of Portfolio Investment & Development) SIGNED and Dated: 21/08/2017