

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>3045</b>
<b>Author:</b>	<b>Riazul Mostafa Ahad</b>
<b>Department:</b>	<b>Development and Growth</b>
<b>Contact:</b>	<b>Riazul Mostafa Ahad</b> <b>(Job Title: Assistant Surveyor, Email: riazul.ahad@nottinghamcity.gov.uk, Phone: 01158763687)</b>
<b>Subject:</b>	<b>Unit 1 Phoenix Court, Finch Close, Lenton Lane Industrial Estate, NG7 2PU</b>
<b>Total Value:</b>	<b>Exempt (Type: Revenue)</b>
<b>Decision Being Taken:</b>	<b>To approve the letting of Unit 1 Phoenix Court, Finch Close, Lenton Lane Industrial Estate, NG7 2PU, on the terms detailed in the exempt appendix.</b>
<b>Reasons for the Decision(s)</b>	<b>The property has been marketed extensively and the rental level achieved reflects the market value for the unit.</b>
<b>Other Options Considered:</b>	<b>Continue marketing the property was rejected as acceptable terms have been agreed with the applicant. Not letting the property was rejected as it would leave the property vacant with no rental income.</b>
<b>Background Papers:</b>	<b>None</b>
<b>Published Works:</b>	<b>None</b>
<b>Affected Wards:</b>	<b>Dunkirk and Lenton</b>
<b>Colleague / Councillor Interests:</b>	<b>None</b>

**Any Information Exempt from publication:**

Yes

**Exempt Information:**

**Description of what is exempt:**

The amount of rent and the lease length.

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 could prejudice future negotiations.

**Documents exempt from publication:**

2017.11.21 Exempt Officer Decision.pdf

**Consultations:**

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

None.

**Equality:**

EIA not required. Reasons: The decision does not relate to new or changing policies, services or functions

**Relates to Council Property Assets:**

Yes

**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:** 15/01/2018

**Advice Sought:** Legal, Finance, Property

**Legal Advice:** The proposals set out in the report raise no significant legal issues and are supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 12/12/2017.

**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 28/11/2017.

**Property Advice:** This new letting will achieve an increased rent level for the estate which will increase revenue income. Checks on the proposed tenant have been undertaken to minimise the risk to the Council Advice provided by Pippa Hall (Portfolio and Investment Manager) on 07/12/2017.

**Signatures:** Peter Carroll (Head of Portfolio Investment & Development)  
SIGNED and Dated: 08/01/2018