

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3065
Author:	John West
Department:	Development and Growth
Contact:	John West (Job Title: Estates Surveyor, Email: john.west@nottinghamcity.gov.uk, Phone: 01158763086)
Subject:	Letting of 5.17 acres of land and buildings at Lenton Lane, Nottingham
Total Value:	£94,000 (Type: Revenue)
Decision Being Taken:	<p>To enter into a new 40-year lease at 5.17 acres of land at Lenton Lane, for the provision of a sports pitch and ancillary uses. The lessee is to be, Nottingham Outlaws Amateur Rugby League Football Club, a Charity registered with the Charity Commission for England and Wales (no. 1125757) and whose registered address is: c/o Upperton Limited, BioCity Nottingham, Pennyfoot Street, Nottingham, NG2 5PF.</p> <p>To also agree to surrender an existing 20-year lease between Nottingham City Council and, the current lessees dated 11th June 2012 over the same parcel of land to allow the new lease to take effect.</p>
Reasons for the Decision(s)	<p>The existing lease was granted to trustees of Greenwood Meadows FC to allow them to play their football matches and other club activities on the site, but it is understood that the club has discontinued playing, and dropped out of the FA league pyramid. The lessees decided that they no longer wished to remain on the site and independently found another sports club who were prepared to take over their obligations.</p> <p>Through further negotiation and in order for the proposed lessees to have a suitable term of unexpired years to allow them to seek grant funding for improvements to the existing site, it has been proposed that the current lease will be surrendered, and a new lease direct with the proposed lessees will be entered in to.</p> <p>A relevant public notice under Section 123(2a) of the Local Government Act 1972 regarding the disposal of Open Space has been printed in the Nottingham Evening Post and on Nottingham City Council's website.</p>
Briefing notes documents:	5.17 acres known as Greenwood Meadows F C.pdf

Other Options Considered: The option of agreeing only to an assignment of the existing lease, between the current and proposed lessees, was rejected as the proposed lessees would like a longer unexpired term in order to seek grant funding.

The option of NOT agreeing to the proposed surrender and grant of a new lease was rejected as suitable terms have been agreed, and it is felt that the proposals will benefit all parties, including the wider community.

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: Commercially sensitive leasehold and rental information, plus personal details.

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

1 - Information relating to any individual The public interest in maintaining the exemption outweighs the public interest in disclosing the information because disclosure of this information would breach Data Protection rules.

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 may prejudice other similar deals that the council may enter in to if the details were disclosed publicly.

Documents exempt from publication:

2018.01.04 Heads of Term Nottm Outlaws v2.docx

Consultations:

Date: 27/11/2017

Ward Councillors: David Trimble, Sarah Piper

Those consulted did not raise any objections.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no Crime and Disorder Implications relating to this decision.

Equality:

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:

08/02/2018

Advice Sought:

Legal, Finance, Property, Other: James Dymond(James.Dymond@Nottinghamcity.gov.uk)

Legal Advice:

The proposals set out in the report and exempt appendix raise no significant legal issues and, on the basis of the rationale outlined, are supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 08/01/2018.

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 30/11/2017.

Property Advice:

This is a report of the Director of Strategic Assets and Property, no further property comment is therefore required. Advice provided by Rodney Alan Martin (Senior Surveyor) on 09/01/2018.

Other Advice:

**The proposal to let this land to Nottingham Outlaws means the site is retained as playing pitches, as recognised in the new Playing Pitch Strategy. The Parks and Open Spaces Service supports this proposal.
Advice provided by James Dymond, Parks & Open Spaces Development Manager, 4th December 2017.**

Signatures

Jon Collins (Leader of the Council)
SIGNED and Dated: 01/02/2018
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 19/01/2018