

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3125
Author:	Rizvan Shafiq
Department:	Development and Growth
Contact:	Rizvan Shafiq (Job Title: Senior Estates Surveyor, Email: rizvan.shafiq@nottinghamcity.gov.uk, Phone: 8763087)
Subject:	Long Lease Extension - Land 5 Acres Dabell Avenue, Blenheim Industrial Estate, Bulwell, Nottingham NG6 8WN
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	To agree to the surrender and renewal (re-gear) of the existing lease on Dabell Avenue, Blenheim Industrial Estate.
Reasons for the Decision(s)	<p>The subject property is situated in the Blenheim Industrial Estate on Dabell Avenue and is let on a 125 year lease at a peppercorn rent with no reviews. The site consists of 8 industrial units. The lease is currently held by an investment company, who in turn sublet the units.</p> <p>The re-gear of the lease will provide a longer term and increased security for the tenants encouraging their investment into the property. In addition, the Council will receive a capital payment into the Trading Account.</p>
Other Options Considered:	To continue with the current lease terms - this option was rejected as there is potential for the Council to receive a capital receipt and encourage investment into a Council asset.
Background Papers:	None
Published Works:	None
Affected Wards:	Bulwell

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: Financial details and lease terms

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 could prejudice future negotiations that the Council undertakes.

Documents exempt from publication: 2018.02.18 - Exempt Appendix Dabell Avenue Blenheim Industrial Estate.docx

Consultations:
Date: 16/02/2018
Ward Councillors: John Hartshorne, Ginny Klein, Jackie Morris
No objections were raised

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: None

Equality: EIA not required. Reasons: This is not a new or changing policy, service or function.

Relates to Council Property Assets: Yes

Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	09/04/2018
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 outlined, are supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 08/03/2018.
Finance Advice:	The re-gear of the existing lease will bring in capital receipt to Property trading account, which either will support future investment purchases or improve the standard of other traded properties to generate more income. Advice provided by Mandy Bryce (Finance Analyst) on 28/02/2018.
Property Advice:	This decision will be of benefit to the Council as it will result in a premium payment, a capitol contribution. It also allows the tenant to have additional security of tenure so they can invest in the property and business. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 21/02/2018.
Signatures	Jon Collins (Leader of the Council)
	SIGNED and Dated: 28/03/2018
	David Bishop (Deputy CE, CD for Development and Growth)
	SIGNED and Dated: 27/03/2018