

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3161
Author:	Peter Carroll
Department:	Development and Growth
Contact:	Beverley Gouveia (Job Title: Estates Surveyor, Email: beverley.gouveia@nottinghamcity.gov.uk, Phone: 01158762381)
Subject:	Letting of Unit 5F Mulberry Walk, Mere Green, Sutton Coldfield
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	1. To approve the letting of Unit 5F on the terms set out in the exempt appendix. 2. To authorise the Director of Legal and Governance to appoint external solicitors to complete the transaction on behalf of the Council.
Reasons for the Decision(s)	Mulberry Walk, Mere Green was acquired in December 2017 as an investment acquisition. At the point of sale there were vacant units which were being marketed. Terms have now been agreed for letting of Unit 5F with legal work to be completed by external solicitors.
Other Options Considered:	Not to let the units on the agreed terms - this would result in the units remaining vacant and the Council not maximising income from the development. It would also result in the Council having to pay void costs including business rates, service charge and insurances.
Background Papers:	None.
Published Works:	Delegated decision 3029, Project Mulberry, 15 December 2017: http://committee.nottinghamcity.gov.uk/ieDecisionDetails.aspx?ID=4334
Affected Wards:	Citywide
Colleague / Councillor Interests:	None.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The terms of the lettings is exempt as these are commercially sensitive and disclosure at this time could result in the letting being lost.

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 letting terms at this stage may result in the interest being lost. Also, the Heads of Terms contain personal financial information of the proposed tenant and Council.

Documents exempt from publication:

Heads of Terms Mulberry Walk - Unit 5F.docx

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The decision does not impact on crime and disorder.

Equality:

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

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

31/05/2018

Advice Sought:

Legal, Finance

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 11/04/2018.

Finance Advice:

The new lease on 5F Mulberry Walk, Mere Green will increase the rental income for the Chamber Estate portfolio and contribute towards the SAM Big Ticket Savings Target. The property was purchased in December 2017, when the seller has already topped up 18 months' rent, service charge void and void rates. Therefore, the new lease will bring in additional income. Moreover, the landlords work on the property will be covered by Investment Property Maintenance Fund.
Advice provided by Mandy Bryce (Finance Analyst) on 18/04/2018.

Signatures

Jon Collins (Leader of the Council)
SIGNED and Dated: 23/05/2018
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 14/05/2018