

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3162
Author:	Philip Le Couteur
Department:	Development and Growth
Contact:	Philip Le Couteur (Job Title: Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 01158762494)
Subject:	Lease Agreement for second floor, South Wing, 30 Woolpack Lane, NG1 1GA
Total Value:	Exempt (Type: Revenue)
Decision Being Taken:	To provide a new lease on the property on the terms as detailed in the exempt appendix.
Reasons for the Decision(s)	To provide additional income for the Council on market terms.
Other Options Considered:	Not provide a new lease - this option was rejected as acceptable market terms have been agreed with the tenant for a new lease on the property.
Background Papers:	Plan for the proposed demise for the lease.
Unpublished background papers:	2018.05.01 Plan - (SF SW 30 Woolpack Lane).pdf
Published Works:	N/A
Affected Wards:	Bridge
Colleague / Councillor Interests:	N/A

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The terms for the lease.

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 reveals sensitive property negotiations that can prejudice future property negotiations within this building.

Documents exempt from publication:

2018.04.25 Heads of Terms (SF, SW, 30 Woolpack Lane).pdf, 2018.05.14 Exempt Appendix for DDM (SF, SW, 30 Woolapck Lane).pdf

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

There are no Crime or disorder implications included in this decision.

Equality:

EIA not required. Reasons: 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:

Officer

Executive Decision?

Yes

£50,000 or more:

Yes

Scheme of Delegation Reference Number or Other Source of Delegation:	235 & 237
Subject to Call In:	Yes
Call In Expiry date:	01/06/2018
Advice Sought:	Legal, Finance, Property
Legal Advice:	The proposed land transaction does not appear to raise any undue concerns from a legal perspective. Advice provided by Mick Suggett (Team leader: Conveyancing) on 15/05/2018.
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 16/05/2018.
Property Advice:	This is a property decision so the due diligence process has been followed to limit the risk to the Council. References have been undertaken on the proposed tenant, the letting is at market rent and will create income for the Council. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 14/05/2018.
Signatures:	Peter Carroll (Head of Portfolio, Investment and Development) SIGNED and Dated: 23/05/2018