

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	3184
<b>Author:</b>	Sarah Dawson
<b>Department:</b>	Development and Growth
<b>Contact:</b>	Sarah Dawson (Job Title: Assistant Estates Surveyor, Email: sarah.dawson@nottinghamcity.gov.uk, Phone: 01158763668)
<b>Subject:</b>	3 Park Street, Lenton, Nottingham, NG7 1RR
<b>Total Value:</b>	See exempt appendix (Type: Revenue)
<b>Decision Being Taken:</b>	To grant a new lease on 3 Park Street, Lenton, Nottingham, NG7 1RR on the terms and at the rent detailed in the exempt appendix.
<b>Reasons for the Decision(s)</b>	The proposed tenant satisfies the criteria for taking the proposed lease on the property and will lease the property on market terms.
<b>Briefing notes documents:</b>	2018.05.23 Plan 1 - (3 Park Street).pdf, 2018.05.23 Plan 2 - (3 Park Street).pdf
<b>Other Options Considered:</b>	Not to grant a new lease on the property, this was rejected as acceptable terms have been agreed with the tenant for a new lease on the property.
<b>Background Papers:</b>	Planning consent - A2 usage Planning consent - signage
<b>Unpublished background papers:</b>	2018.05.02 Planning Consent - A2 Usage (Unit 3 Park Street).pdf, 2018.05.02 Planning Consent - Signage (Unit 3 Park Street).pdf
<b>Published Works:</b>	None.
<b>Affected Wards:</b>	Dunkirk and Lenton

**Colleague / Councillor Interests:** None.

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** The negotiations for the site including the heads of terms and additional information.

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 will reveal sensitive property negotiations and thus could prejudice any future property transactions.

**Documents exempt from publication:** 2018.05.17 Heads of Terms - (Unit 3 Park Street).pdf, 2018.05.18 DDM Exempt Appendix - (3 Park Street).pdf

**Consultations:** Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:** There are no crime or disorder complications in 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:** Officer

<b>Executive Decision?</b>	<b>Yes</b>
<b>£50,000 or more:</b>	<b>Yes</b>
<b>Scheme of Delegation Reference Number or Other Source of Delegation:</b>	<b>237</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>22/06/2018</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property</b>
<b>Legal Advice:</b>	<p>The proposed lease transaction as described does not appear to raise any substantive legal issues.</p> <p>Advice provided by Mick Suggett (Team leader: Conveyancing) on 29/05/2018.</p>
<b>Finance Advice:</b>	<p>The proposed decision is to agree a 10 year lease for a new shop within the development of council flats that are part of the Housing Revenue Account (HRA). The annual payments are set out in the exempt appendix and will support the maintenance of the structure of the building and the borrowing costs incurred as a result of its construction. The rental income is sufficient to fund these costs.</p> <p>The HRA is a ring-fenced account and this decision has no impact on the Council's MTFP.</p> <p>Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 04/06/2018.</p>
<b>Property Advice:</b>	<p>The proposed tenant has obtained planning permission for their proposed use and the terms agreed for the lease are on market terms. The due diligence process has been followed to obtain references on the proposed tenants to limit the risk to the Council. The letting will generate revenue for the Council.</p> <p>Advice provided by Pippa Hall (Portfolio and Investment Manager) on 24/05/2018.</p>
<b>Signatures:</b>	<p><b>Peter Carroll (Head of Portfolio Investment &amp; Development)</b></p> <p><b>SIGNED and Dated: 15/06/2018</b></p>