

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	<b>3285</b>
<b>Author:</b>	<b>Pippa Hall</b>
<b>Department:</b>	<b>Development and Growth</b>
<b>Contact:</b>	<b>Pippa Hall</b> <b>(Job Title: Portfolio and Investment Manager, Email: pippa.hall@nottinghamcity.gov.uk, Phone: 0115 8763602)</b>
<b>Subject:</b>	<b>Lease renewal - 3rd Floor, Phoenix House, 202 Elder Gate, Milton Keynes, MK9 1BE</b>
<b>Total Value:</b>	<b>Exempt (Type: Revenue)</b>
<b>Decision Being Taken:</b>	<b>To approve the lease renewal at the third floor of the property on the terms set out in the exempt appendix.</b>
<b>Reasons for the Decision(s)</b>	<b>The tenant currently occupies the third floor offices and wish to remain in occupation. The current lease expires in September 2018 and acceptable terms have been agreed for a new three year lease to commence on expiry of the existing lease.</b>
<b>Other Options Considered:</b>	<b>Not to agree the lease renewal - this would result in the offices becoming vacant and the Council would not then receive the rental income and would be responsible for the associated void costs, including rates, insurance and service charge.</b>
<b>Background Papers:</b>	<b>None</b>
<b>Published Works:</b>	<b>None</b>
<b>Affected Wards:</b>	<b>Citywide</b>
<b>Colleague / Councillor Interests:</b>	<b>None</b>

**Any Information Exempt from publication:**

Yes

**Exempt Information:**

**Description of what is exempt:**

Terms of the lease renewal.

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. In addition, the terms contain financial information of the proposed tenant and Council.

**Documents exempt from publication:**

Exempt appendix Third Floor VMWare.pdf

**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:**

23/10/2018

**Advice Sought:**

Legal, Finance, Property

**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 14/09/2018.

**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 14/08/2018.

**Property Advice:** Property Transaction - no further advice required.  
Advice provided by Peter Carroll (Portfolio and Investment Manager) on 14/09/2018.

**Signatures**  
Jon Collins (Leader & PH for Regeneration and Growth)  
SIGNED and Dated: 15/10/2018  
Chris Henning (Corporate Director for Development and Growth)  
SIGNED and Dated: 08/10/2018