

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	3289
<b>Author:</b>	Philip Le Couteur
<b>Department:</b>	Development and Growth
<b>Contact:</b>	Philip Le Couteur (Job Title: Estates Surveyor, Email: phil.lecouteur@nottinghamcity.gov.uk, Phone: 01158762494)
<b>Subject:</b>	To Approve a New Lease and Deed of Surrender for Unit 34 Salisbury Square, Salisbury Street, Radford, Nottingham, NG7 2AB
<b>Total Value:</b>	See Exempt Appendix (Type: Revenue)
<b>Decision Being Taken:</b>	To undertake a deed of surrender and grant a new lease for the property of Unit 34 Salisbury Square after agreeing new terms with the tenant.
<b>Reasons for the Decision(s)</b>	The rental is at market level and these negotiations shall provide further security of income to the Council.
<b>Other Options Considered:</b>	Not grant a new lease or provide the deed of surrender - This option was rejected as it will provide a longer income stream for the Council.
<b>Background Papers:</b>	Plan for Property
<b>Unpublished background papers:</b>	2018.10.08 Plan.pdf
<b>Published Works:</b>	N/A
<b>Affected Wards:</b>	Radford and Park
<b>Colleague / Councillor Interests:</b>	N/A

**Any Information Exempt from publication:**

Yes

**Exempt Information:**

**Description of what is exempt:**

The negotiations and valuation of the property.

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

**1 - Information relating to any individual**

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it provides personal information regarding the proposed tenant.

**2 - Information which is likely to reveal the identity of an individual**

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it provides personal information regarding the proposed tenant.

**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 discloses business sensitive negotiations that if released into the public domain could prejudice future negotiations on other properties.

**Documents exempt from publication:**

2018.09.21 Heads of Terms (Unit 34 Salisbury Square).pdf, 2018.10.08 Exempt Appendix.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

<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>Delegation numbers 237 and 240 Tenancies and leases and Council-owned land. Sub-delegation dated 16/8/2018</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>24/10/2018</b>
<b>Advice Sought:</b>	<b>Legal, Finance, Property</b>
<b>Legal Advice:</b>	<b>From the information provided in the report, and following discussion with the author of the report, the proposed transaction does not appear to raise any legal issues of significant concern. The agreements will be subject to normal due diligence and negotiation by the Council's legal department. Advice provided by Mick Suggett (Team leader: Conveyancing) on 09/10/2018.</b>
<b>Finance Advice:</b>	<b>The 15 years new lease agreement will increase the rental income for the Chamber Estate portfolio and contribute towards the SAM Big Ticket Savings Target. Rent free costs will need to be covered by Property Trading Account. Advice provided by Mandy Bryce (Finance Analyst) on 12/10/2018.</b>
<b>Property Advice:</b>	<b>This letting will create revenue income for the Council. A due diligence process has been followed to limit the risk to the Council. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 11/10/2018.</b>
<b>Signatures:</b>	<b>Peter Carroll (Head of Portfolio, Investment and Development)</b> <b>SIGNED and Dated: 15/10/2018</b>