

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3362
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:	To Approve a New Lease and Deed of Surrender for Unit 11 Northern Court, Basford, Nottingham
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To surrender the tenancy agreement to the current tenant and grant a new lease to the proposed tenant for the property.
Reasons for the Decision(s)	By performing the proposed actions it will provide a longer and more secure income to the Council.
Other Options Considered:	Not perform the recommended actions - This option was rejected as the proposed tenant is considered a good risk for the Council after referencing and the terms agreed are also acceptable and at market level.
Background Papers:	N/A
Unpublished background papers:	2018.11.12 Plan.pdf
Published Works:	N/A
Affected Wards:	Basford
Colleague / Councillor Interests:	N/A

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The Heads of Terms and Exempt Appendix.

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 discloses business sensitive property negotiations, which if provided into the public domain could prejudice future property negotiations.

Documents exempt from publication:

2018.11.12 Exempt Appendix.pdf, 2018.11.01 Heads of Term (Unit 11 Northern Court).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: 237 - Council Owned Land and Property & Grant of Tenancies and Leases & 240 - Council Owned Land and Property & Notice and Review

Subject to Call In: Yes

Call In Expiry date: 02/01/2019

Advice Sought: Legal, Finance, Property

Legal Advice: Following discussion with the author of the report and review of the report itself, the proposed transaction does not appear to raise any significant legal issues of concern. The proposed transaction will be subject to normal negotiation and agreement of legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 20/12/2018.

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 18/12/2018.

Property Advice: This is a property decision which will ensure longer term income for the Council. A due diligence process has been followed to minimise the risk to the Council Advice provided by Pippa Hall (Portfolio and Investment Manager) on 12/12/2018.

Signatures: Peter Carroll (Head of Portfolio, Investment and Development)
SIGNED and Dated: 21/12/2018