

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3375
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:	Surrender and Granting of a Lease for Unit 19 Southglade Food Park, Gala Way, Southglade, Nottingham, NG5 9RG
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To surrender the current tenancy agreement on the property and grant a new lease on the subject property. The tenant is to remain the same.
Reasons for the Decision(s)	By performing these actions the Council will receive a more secure income and the terms of the agreement shall be bought up to date.
Briefing notes documents:	2019.01.10 Plan (Unit 19 Southglade Food Park).pdf
Other Options Considered:	Not perform the recommended actions - This option was rejected as the lease shall provide a longer term and allow for other charges on the site to be recoverable.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Bulwell Forest

Colleague / Councillor Interests:	N/A
Any Information Exempt from publication:	Yes
Exempt Information:	
Description of what is exempt:	The heads of terms and value
	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 property sensitive negotiations that if released into the public domain could prejudice future negotiations on the development.
Documents exempt from publication:	2019.01.08 Exempt Appendix (Unit 19 Southglade Food Park).pdf, 2019.01.08 Heads of Term (Unit 19 Southglade Food Park).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:	18/01/2019
Advice Sought:	Legal, Finance, Property
Legal Advice:	from the information provided the proposed transaction does not appear to raise any significant legal issues of concern. The proposed transaction will be subject to normal property legal due diligence work and the drafting, negotiation and agreement of contractual documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 10/01/2019.
Finance Advice:	The surrender and granting of a lease for Unit 19 Southglade Food Park will provide the same level of rental income to Property trading account as it is now. Advice provided by Mandy Bryce (Finance Analyst) on 10/01/2019.
Property Advice:	This is a Property report, no further comment is required. Advice provided by Rodney Alan Martin (Development Manager) on 10/01/2019.
Signatures:	Peter Carroll (Head of Portfolio, Investment and Development) SIGNED and Dated: 10/01/2019