

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3596
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:	Granting a New Lease at Units 11 and 12 Bennerley Court, Blenheim Industrial Estate, Bulwell, Nottingham, NG6 8UT
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	By granting this new lease on the terms agreed it provides more security of income and an increase in the income received. This decision will also help retain jobs and educational services in the city.
Reasons for the Decision(s)	The lease has expired and new terms have been agreed to provide a new lease on the above mentioned properties to an agreed market standard.
Other Options Considered:	Not agree to a new lease - This option was rejected as terms have been agreed with the tenant in order to provide a new lease on the property.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Bulwell
Colleague / Councillor Interests:	N/A

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Exempt Appendix and Heads of Terms

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 property sensitive negotiations which if released into the public domain could prejudice future property negotiations.

Documents exempt from publication:

2019.06.12 Heads of Term for Lease Renewal.pdf, 2019.07.11 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

Executive Decision?

Yes

£50,000 or more:

Yes

Scheme of Delegation Reference Number or Other Source of Delegation:	235 & 237
Subject to Call In:	Yes
Call In Expiry date:	05/08/2019
Advice Sought:	Legal, Finance, Property
Legal Advice:	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 significant legal issues of concern and is supported. The transaction will be subject to normal property legal due diligence and the drafting, negotiation and agreement of legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 25/07/2019.
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 16/07/2019.
Property Advice:	This is a Strategic Assets and Property report, no further Property comments are therefore required. Advice provided by Rodney Alan Martin (Development Manager) on 12/07/2019.
Signatures:	Kevin Shutter (Director of Strategic Assets an Property) SIGNED and Dated: 29/07/2019