

# Bchj[b[ \ Ua `7 ]hm7 ci bWj`8 Y`Y[ UhYX`8 YWjg]cb



FYZfYbW`Bi a Vyf. ....	3601
5 i h cf.´	D]ddU<U`
8 YdUfha Ybh´	8 Yj Y cda YbhUbX´; fck h
7 cbhUWh´	D]ddU<U` ´fb`cV`H]hY.´DcfhZ´]c`UbX`b`j Ygla YbhA UbUj YfZ9a Uj.´d]ddU` U`4 bchj[b[ \ Ua W]m] c j´i´_zD\ cbY.´\$%&´;´+´*´\$&L
Gi V`YWh´	F YbYk U´cZ@UgYI b]h,´:´]bYdc]bh? ]XXYfa ]bghYf´
HcHU´JU i Y.´	9I Ya dhifHndY. F Yj Ybi YL´
8 YWjg]cb´6 Y]b[´HU_Yb.´	Hc`U[ fYY´U´YUgY´fYbYk U´k ]h´ h´ Y`YI ]gh]b[´ hYbUbhcb´I´ b]h,´:´]bYdc]bhZ´? ]XXYfa ]bghYf´cb´h´ Y´hYfa g´gYhici h]b´h´ Y`YI Ya dhUddYbX]I´´
FYUgcbg´Zcf´h´ Y´8 YWjg]cbf`k	H´ Y`YI ]gh]b[´´ YUgY´cb´h´ Y´dfcdYf`m]g´Xi´ Y´lc´ Y`I´ d]fY´UbX´h´ Y´hYbUbh]g´]g´ Yg´lc´ fYa U]b´]b´c´WV´ dU]cb´ Uh´h´ Y`i´ b]h´hYfa g´\´ Uj´ Y´VYYb bY[´ ch]U`YX´Zcf´U´bYk´´ YUgY´UhU´a´ Uf´_´YhifYbh´´
Ch´ Yf´Cdh]cbg´7´cbg]XYfYX.´	Bchlc´U[´ fYY´U´bYk´´ YUgY´´h´ ]g´cdh]cb´k´ Ug´f´Y´WVYX´Ug´h´ Y´hYbUbh]g´k´ Y´´ Yg´hU´]´g´]´ YX´UbX´h´ Y´U[´ fYYX´hYfa´ g´Zcf´h´ Y´bYk´´ YUgYZ´]bW´i´ X]b[´ h´ Y´fYbhZ´U´Y´W`a´ a´ Ybgi´ fU`h´k´ ]h´ h´ Y´a´ Uf´_´Yh´´UbX´h´ Y´7´ci´ bWj´Z´Ug´´UbX´cfXZ´\´ Ug´bc´[´ fci´ bXg´lc´ fYz´ gY´U´bYk´´ YUgY´´
6 UW[´ fci´ bX´DUdYfg.´	BcbY´
Di´ V´]g´]´ YX´K´ cf´_´g.´	BcbY´
5 ZZYWYX´K´ UfXg.´	7 ]mk ]XY´
7 c´´YU[´ i´ Y´#7´ci´ bWj´´cf´ ´bhYfYgfg.´	BcbY´

**Any Information Exempt from publication:**

Yes

**Exempt Information:**

**Description of what is exempt:**

Details of the agreed terms of the new lease.

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 could prejudice further negotiations and the information includes lease terms and rents for the building which is considered commercially sensitive.

**Documents exempt from publication:**

Exempt appendix Lease renewal June 2019.pdf, Agent recommendation.pdf

**Consultations:**

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:**

This decision does not have crime and disorder implications.

**Equality:**

EIA not required. Reasons: EIA 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:**

07/08/2019

**Advice Sought:**

Legal, Finance, Property

**Legal Advice:** From the information provided in the report the proposed letting does not appear to raise any substantive legal issues of concern and is supported. The proposed transaction will be subject to normal property legal due diligence and the drafting, negotiation and agreement of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 16/07/2019.

**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 02/07/2019.

**Property Advice:** This is a property report and i am in agreement with actions taken to relet the premises at market rent. Advice provided by Peter Taylor (Senior Surveyor) on 26/06/2019.

**Signatures**

David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 30/07/2019
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 18/07/2019