

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3672
Author:	Rizvan Shafiq
Department:	Development and Growth
Contact:	Rizvan Shafiq (Job Title: Senior Estates Surveyor, Email: rizvan.shafiq@nottinghamcity.gov.uk, Phone: 8763087)
Subject:	Long Lease Extension (re-gear) - Unit 8, Dabell Avenue, Blenheim Industrial Estate, Bulwell, Nottingham NG6 8WN
Total Value:	Exempt (Type: Capital)
Decision Being Taken:	To agree and implement the surrender and renewal of part of the existing lease for Unit 8, Dabell Avenue, Blenheim Industrial Estate, as set out in the exempt appendix.
Reasons for the Decision(s)	The 5 acres of land on Dabell Avenue is let on a 125 year lease at a peppercorn rent with no rent reviews. The site consists of 8 industrial units in total but this decision relates to Unit 8 only. The lease is currently held by an investment company, who in turn sublet the unit. The re-gear of the lease will provide a longer term and increased security for the tenants encouraging their investment into the property. In addition, the Council will receive a capital payment into the Trading Account.
Other Options Considered:	To continue with the current lease terms - this option was rejected as it would result in the loss of a capital receipt for the Council and would discourage investment into a Council asset.
Background Papers:	None
Published Works:	None
Affected Wards:	Bulwell

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: Financial details of the negotiated 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 would prejudice future negotiations that the Council undertakes.

Documents exempt from publication: 2019.9.26 - Exempt Appendix Dabell Avenue Blenheim Industrial Estate.docx

Consultations: Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: None

Equality: EIA not required. Reasons: This is not a new or changing policy, service or function.

Relates to Council Property Assets: Yes

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date:	17/10/2019
Advice Sought:	Legal, Finance, Property
Legal Advice:	The proposals set out in the report raise no significant legal issues and are supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 25/09/2019.
Finance Advice:	The capital receipt from the lease re-gearing will support either future investment purchases or will be used to improve the standard of other traded properties to generate more income. Advice provided by Mandy Bryce (Finance Analyst) on 13/09/2019.
Property Advice:	This decision will result in a capital receipt for the property trading account which can then be utilised to repair or improve existing property to enhance their value. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 13/09/2019.
Signatures	David Mellen (Leader/ PH Regeneration, Safety and Communications)
	SIGNED and Dated: 09/10/2019
	Chris Henning (Corporate Director for Development and Growth)
	SIGNED and Dated: 26/09/2019