

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3705
Author:	Will Cross
Department:	Strategy and Resources
Contact:	Will Cross (Job Title: Estates Surveyor, Email: will.cross@nottinghamcity.gov.uk, Phone: 01158763666)
Subject:	Unit 14, Whitemoor Court, Nuthall Road, Nottingham, NG8 5BY
Total Value:	see exempt appendix (Type: Revenue)
Decision Being Taken:	To approve the letting of Unit 14, Whitemoor Court, Nuthall Road, Nottingham, NG8 5BY
Reasons for the Decision(s)	The property rental level which is to be achieved reflects the rental tone on the estate.
Other Options Considered:	Refuse to grant the prospective tenant a lease and continue to market the property. This options was rejected as acceptable terms have been agreed between the parties.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Leen Valley
Colleague / Councillor Interests:	N/A

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

The Heads of Terms for the letting.

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 the Council's negotiating position.

Documents exempt from publication:

2019.08.20 Final HOT'S unit 14 Whitemoor Court.pdf

Consultations:

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

N/A

Equality:

EIA not required. Reasons: Not required as this is not a new changing policy, service function an the decision adheres to all Council's equality policies.

Relates to Council Property Assets:

Yes

Decision Type:

Officer

Executive Decision?

Yes

**Scheme of Delegation
Reference Number or Other
Source of Delegation:**

237

Subject to Call In:

No

The call-in procedure does not apply to the decision because the value of the decision is below the call in threshold.

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.

The transaction will be subject to normal property legal due diligence, including obtaining land registry title documents where the property is registered and/or proof of title to prove Council ownership, and the drafting, agreement and negotiation of formal legal documentation between the parties on the basis of the Council's standard precedent. Advice provided by Victoria McIntyre (Solicitor) on 29/10/2019.

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 04/11/2019.

Property Advice:

The letting will generate revenue income for the Property Revenue Account. A due diligence process has been followed to limit the risk to the Council Advice provided by Pippa Hall (Portfolio and Investment Manager) on 04/11/2019.

Signatures:

Kevin Shutter (Director of Strategic Assets and Property)

SIGNED and Dated: 08/11/2019