

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3716
Author:	Hannah Owens
Department:	Development and Growth
Contact:	Hannah Owens (Job Title: Estates Surveyor, Email: hannah.owens@nottinghamcity.gov.uk, Phone: 07714488356)
Subject:	Grant a new lease at Units 20-22 Southglade Food Park
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To grant a new lease at Units 20-22 Southglade Food Park, Gala Way, Hucknall Road, Nottingham, NG5 9RG to the proposed tenant on terms outlined in the Exempt Appendix.
Reasons for the Decision(s)	By granting this new lease, the Council will reduce void property costs and produce income towards the Council's income targets.
Briefing notes documents:	Plan Units 20-22.pdf
Other Options Considered:	1) To not grant the lease. This option was rejected due to satisfactory references being obtained from the prospective tenant and market terms being agreed.
Background Papers:	None
Published Works:	None
Affected Wards:	Bulwell Forest

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: The Heads of Terms to the 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 is commercially sensitive and may prejudice future negotiations within the development, if released.

Documents exempt from publication: 2019.10.23 FINAL Heads of Terms - Good Table and Cheer Ltd.pdf, 2019.11.11 Exempt Officer Decision.pdf

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

Crime and Disorder Implications: There are no crime and disorder implications in this decision.

Equality: EIA not required. Reasons: The decision does not represent a new or changing policy, service or function.

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

Subject to Call In: Yes

Call In Expiry date: 27/11/2019

Advice Sought: Legal, Finance, Property

Legal Advice: From the information provided by the author of the report and from discussion with the author of the report, the proposed transaction does not appear to raise any substantial legal issues. The proposed transaction will be subject to agreement of formal contractual documentation.

Advice provided by Jo Backhouse (Senior solicitor in Conveyancing) on 15/11/19.

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 13/11/2019.

Property Advice: The letting will create revenue income and a due diligence process has been followed to limit the risk to the Council.

Advice provided by Pippa Hall (Portfolio and Investment Manager) on 13/11/2019.

Signatures: Kevin Shutter (Director of Strategic Assets and Property)
SIGNED and Dated: 19/11/2019