

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3741
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 on Rooms 2-006, 2-003, 2-036, 2-037, 2-038 and 2-039 Space2, 2 Dakeyne Street, St Anns, Nottingham, NG3 2AR
Total Value:	See exempt appendix (Type: Revenue)
Decision Being Taken:	To grant a new lease on Rooms 2-006, 2-003, 2-036, 2-037, 2-038 and 2-039 Space2, 2 Dakeyne Street, St Anns, Nottingham, NG3 2AR to the proposed tenant on terms outlined in the exempt appendix. The tenants will be granted occupation under an Early Access Licence in the first instance, to be followed by a full lease in due course.
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:	Site Plan for Leases.pdf, Room 2-006 2-003 2-036 2-037 2-038 and 2-039.pdf
Other Options Considered:	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:	St Ann's

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 building, if released.

Documents exempt from publication: 2019.12.17 Exempt Officer Decision.pdf, 2019.12.03 FINAL Heads of Terms SF2-038 StarRize.pdf

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

Crime and Disorder Implications: There are no crime and disorder implications affected by the 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

**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, the proposed transaction does not appear to raise any substantive legal issues of concern. The grant of lease will be subject to normal property legal due diligence and the drafting, negotiation and completion of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 03/12/2019.

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 13/12/2019.

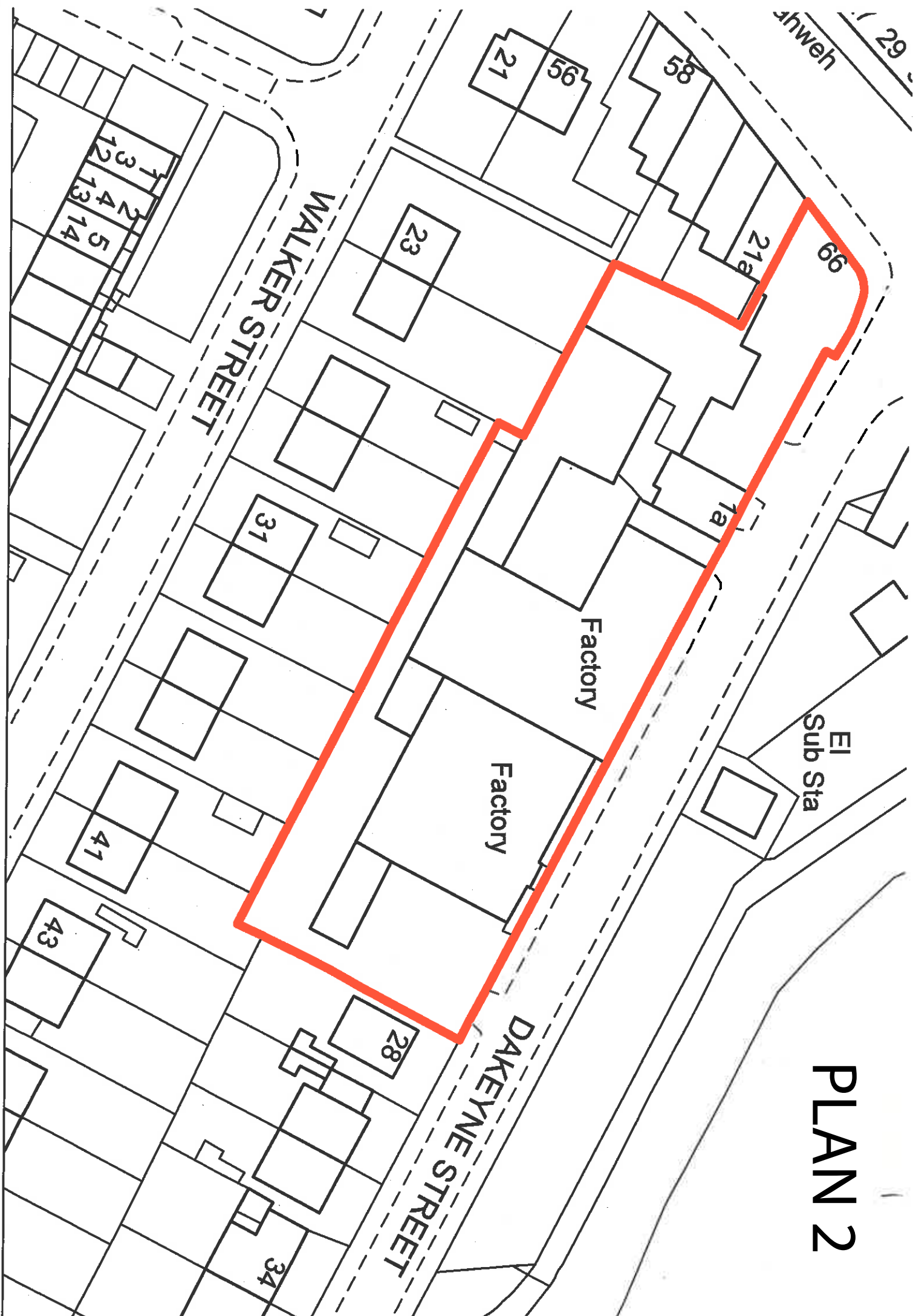
Property Advice:

The letting will generate revenue income and in addition will end the Council's financial responsibility for the costs associated with the fact this area of the building is vacant. Advice provided by Pippa Hall (Portfolio and Investment Manager) on 13/12/2019.

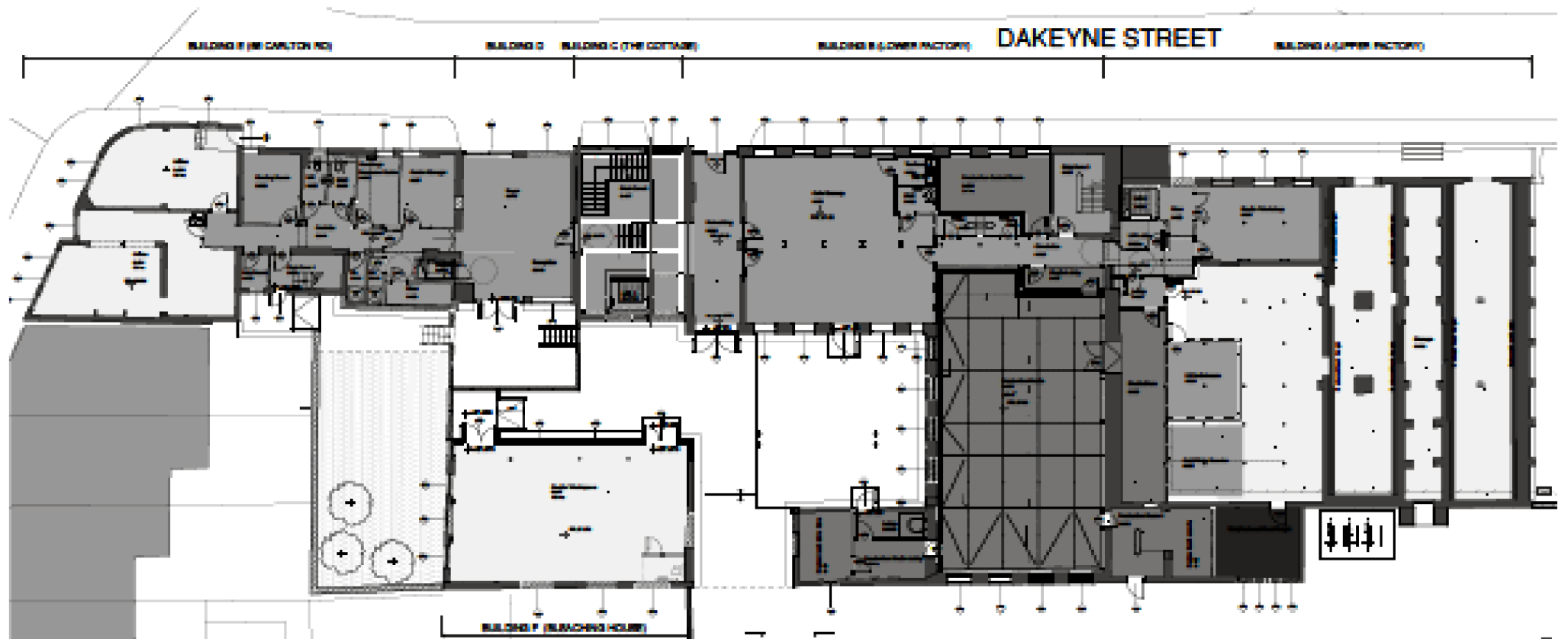
Signatures:

Kevin Shutter (Director of Strategic Assets and Property)

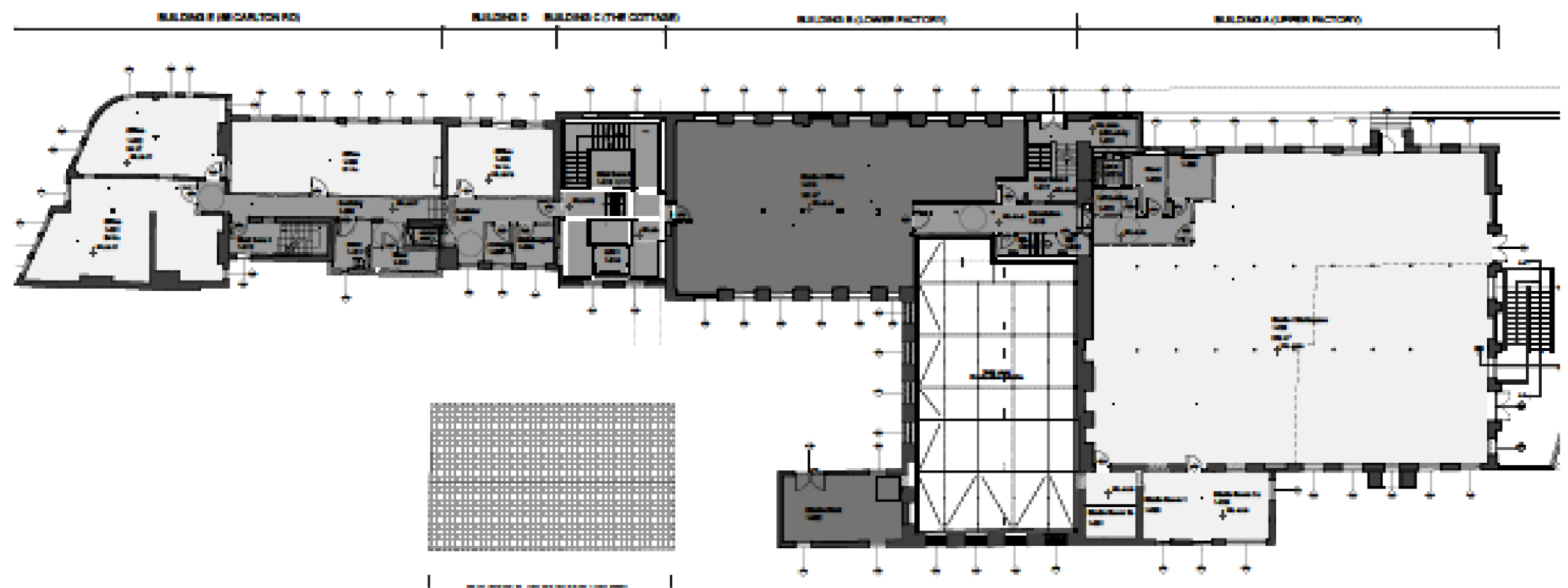
SIGNED and Dated: 19/12/2019



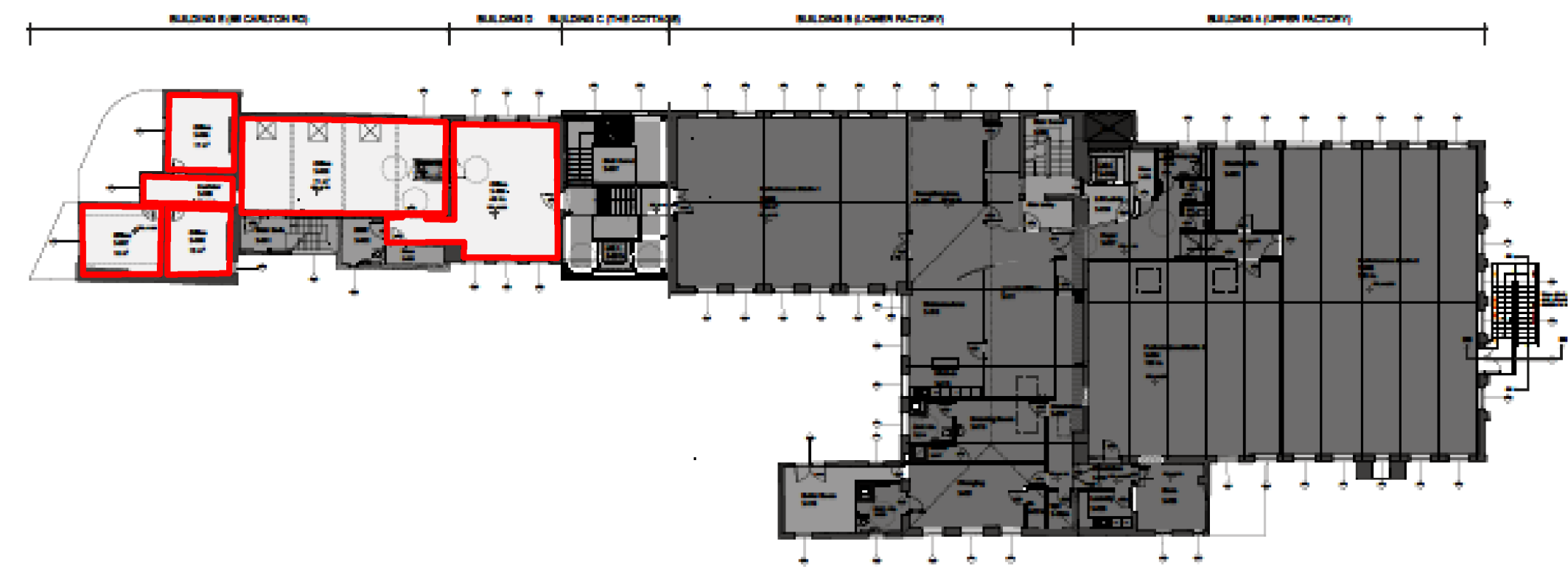
PLAN 2



0. GF Areas/ User Groups



1. FF Areas/ User Groups



Room 2-006, 2-003, 2-036, 2-037, 2-038 and 2-039
 Space 2, 2 Dakeyne Street, NG2 2AR