

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3744
Author:	Deborah Millar
Department:	Development and Growth
Contact:	Deborah Millar (Job Title: Property Business Partner, Email: deborah.millar@nottinghamcity.gov.uk , Phone: 01158764897)
Subject:	Byron House Dilapidations Claim
Total Value:	See Exempt Appendix (Type: Revenue)
Decision Being Taken:	To accept a dilapidations settlement for Byron House from a previous tenant.
Reasons for the Decision(s)	Byron House was leased out from 1989 until 2015. An Executive Board report in March 2015 made the case for the refurbishment of the building in order to accommodate a Central Police Station and City Council Community Support functions. The dilapidation figure expected was included in the business case for the refurbishment. Faithful and Gould have been acting for the Council in this matter and have advised that the figure offered by the previous tenant be accepted.
Other Options Considered:	The only other option considered is to not accept the current figure offered. This option is rejected, as it is unlikely to be cost effective to pursue further.
Background Papers:	None
Published Works:	Executive Board Report 17.03.15: Byron House Refurbishment Works (https://committee.nottinghamcity.gov.uk/ieListDocuments.aspx?CId=177&MId=3920&Ver=4)
Affected Wards:	Castle

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt: The proposed value of the dilapidations claim to be accepted, the background information containing information relating to third party negotiations, and the Financial Advice.

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 the decision contains commercially sensitive information that could prejudice the negotiating position of the Council in similar negotiations.

Documents exempt from publication: Byron Dilaps Exempt Appendix 221119.docx, 191125 - Byron House (Finance Comments).docx

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

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

Equality: EIA not required. Reasons: There is no change to a policy, service or function arising from this decision.

Relates to Council Property Assets: Yes

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 02/01/2020

Advice Sought: Legal, Finance, Property

Legal Advice: From the information provided and following discussion with the author of the report, the proposed matter does not raise any substantive legal issues of concern. External specialist advice has been taken and the matter will be subject to completion for formal legal documentation between the parties.

Advice provided by Mick Suggett (Team leader: Conveyancing) on 29/11/2019.

Finance Advice: This advice is exempt from publication and is contained within an Exempt Appendix.

Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 25/11/2019.

Property Advice: The decision will facilitate the closure of the Byron House Project. This Project enabled the Council and Nottingham Police Services to co locate as part of a wider transformation programme, supported and recognised by the national One Public Estate Programme. The Project also supported the Council's regeneration plans releasing a prime site for redevelopment in the City Centre.

Advice provided by Tanya Najuk (Head of Strategic Asset Management) on 10/12/2019.

Signatures
David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 20/12/2019
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 18/12/2019