

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3759
Author:	Peter Taylor
Department:	Development and Growth
Contact:	Peter Taylor (Job Title: Senior Surveyor, Email: peter.taylor2@nottinghamcity.gov.uk, Phone: 8763017)
Subject:	Taking a lease of Land London Road Nottingham
Total Value:	see exempt appendix (Type: Revenue)
Decision Being Taken:	To take a lease of open storage land extending to 0.4526ha and adjacent to other operational depot land .
Reasons for the Decision(s)	The nearby Eastcroft Depot is operating at capacity and additional land is required to deliver existing and new services and additional land has become available on acceptable terms on a short term basis.
Briefing notes documents:	London Road Nottingham Site Plan.pdf
Other Options Considered:	Not to lease the land; rejected as acceptable terms have been agreed and land located next to the depot to accomodate expanding services.
Background Papers:	
Published Works:	
Affected Wards:	Castle

**Colleague / Councillor
Interests:**

**Any Information Exempt
from publication:**

Yes

Exempt Information:

**Description of what is
exempt:**

The commercial terms of 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 this could effect future commercial negotiations with third party land owners.

**Documents exempt from
publication:**

Draft Heads of Terms - Area B.pdf, Lease of land (Site B) at Eastcroft Depot - exempt finance comments.docx

Consultations:

Those not consulted are not directly affected by the decision.

**Crime and Disorder
Implications:**

Bringing a vacant piece of land in to beneficial occupation and reducing possibility of any anti social behaviour.

Equality:

EIA not required. Reasons: No implications and not required.

**Relates to Council Property
Assets:**

Yes

Decision Type:

Portfolio Holder

Subject to Call In:	Yes
Call In Expiry date:	16/01/2020
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 transaction will be subject to normal property legal due diligence and the drafting, negotiation and agreement of formal legal documentation between the parties. Advice provided by Mick Suggett (Team leader: Conveyancing) on 20/11/2019.
Finance Advice:	This advice is exempt from publication and is contained within an exempt appendix Advice provided by Susan Turner (Senior Commercial Business Partner) on 19/12/2019.
Property Advice:	Property supports the acquisition of this additional land. It is deemed essential to operations and will be used by multiple Council services, contractors and on-site commercial partners during ongoing disruptive works. These works include a new electricity sub-station, multiple electric vehicle charging points, an electric vehicle service centre, relocation of the vehicle refuelling facility and repairs to the waste transfer station. It is considered to be good value, very convenient and the short term nature of the agreement gives flexibility. Advice provided by Philip Dawes (Property Business Partner) on 26/11/2019.
Signatures	David Mellen (Leader/ PH Regeneration, Safety and Communications)
	SIGNED and Dated: 08/01/2020
	Chris Henning (Corporate Director for Development and Growth)
	SIGNED and Dated: 31/12/2019