

**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO
REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS)
(MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 &
THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<u>SUBJECT OF DECISION</u>	
Lease between NUNEATON AND BEDWORTH BOROUGH COUNCIL AND GRAYSON PLACE (NBBC) LTD for premises known as The Hilton Hotel, Grayson Place, Nuneaton	
<u>DECISION REFERENCE</u>	<u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/ Constitution/Minute No. etc.)
DO/107/2026 (TS)	Constitution: 3D.5 Functions allocated to the Chief Executive & Deputy Chief Executive a) Any function delegated to a Strategic Director or Assistant Director or other officer. 3E.4 n) Authority to undertake Land/Asset Disposal and Acquisitions on behalf of the Council, in consultation with the relevant Portfolio Holder.
<u>DATE OF DECISION</u>	<u>DECISION MAKER</u> (Name and Job Title)
31 st March 2026	Tom Shardlow, Chief Executive Officer. Acting in place of Jonathan White, Assistant Director – Economy and Regeneration, due to conflict of interest.
<u>RECORD OF THE DECISION</u>	
a) The issue	
Lease terms have been agreed between Nuneaton and Bedworth Borough Council, and GRAYSON PLACE (NBBC) LTD for the lease of premises known as The Hilton Hotel Nuneaton Grayson Place, Nuneaton from the 31 st March 2026	
b) The Decision	
To authorise/sealing reference, to enter a lease with GRAYSON PLACE (NBBC) LTD for the premises known as The Hilton Hotel Nuneaton, Grayson Place, Nuneaton. The terms of the lease are from 31 st March 2026 to 31 st December 2054. The Tenant must pay a phased Main Rent agreed within the lease, and a Turnover Rent when due as per lease agreement structure.	

<p><u>REASON FOR THE DECISION</u></p> <p>Agreement was reached for the Hilton Hotel for the development of a 145 bedroom hotel as part of Phase 1 of the Grayson Place scheme. Full specification for the hotel and agreement for the operation of the hotel was agreed in advance of the build programme and approved by Cabinet. The premises are owned by Nuneaton and Bedworth Borough Council and leased to its trading arm Grayson Place (NBBC) Ltd who will contract Hilton to operate the hotel under a BAMA agreement.</p>
<p><u>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION</u></p> <p>Other operators were approached during the pre-agreement stage of the project, with Hilton coming out as the preferred partner.</p>
<p><u>WARD RELEVANCE</u></p> <p>ABBEY</p>
<p><u>FINANCIAL AND BUDGET IMPLICATIONS</u></p> <p>The Lease agreement will provide annual rent and additional turnover rent payment to the operating Company Grayson Place (NBBC) Ltd, to support the operation of the hotel and meet its financial obligations.</p>
<p><u>CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS</u></p> <p>Jonathan White, Assistant Director – Economy and Regeneration</p> <p>Councillor Nicky King – Portfolio Holder Business and Economy</p> <p>Dawn Dawson – Strategic Director Housing and Community Safety</p> <p>Victoria Summerfield – Strategic Director Corporate Resources</p>
<p><u>ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED</u></p> <p>Normal decision-maker would be Jonathan White, Assistant Director – Economy and Regeneration. However, as a board member of Grayson Place Ltd, Jonathan is conflicted out of this decision. The CEO has exercised his delegation to assume functions held by the Assistant Director to enter the lease.</p>
<p><u>IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE</u> (Note if the decision is a non-executive decision, no dispensation can be given).</p> <p>N/A</p>
<p><u>EQUALITIES IMPLICATIONS (including any Equality Impact Assessment)</u></p> <p>N/A</p>

<p><u>HUMAN RESOURCES IMPLICATIONS</u></p> <p>N/A</p>
<p><u>FINANCIAL IMPLICATIONS</u></p> <p>The lease provides an annual rent and an additional turnover rent to Grayson Place (NBBC) Ltd, supporting operational financial obligations. The BAMA agreement also provides an owner return provision obligation based on hotel performance.</p>
<p><u>HEALTH EQUALITIES IMPLICATIONS</u></p> <p>N/A</p>
<p><u>SECTION 17 CRIME & DISORDER IMPLICATIONS</u></p> <p>N/A</p>
<p><u>RISK MANAGEMENT IMPLICATIONS</u></p> <p>No specific risks were recorded in the decision notice. Standard commercial and contractual risks are assumed to be mitigated through legal drafting and approvals and effective management of the trading company.</p>
<p><u>SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS</u></p> <p>The form lists no implications for SMEs or the local economy, although the hotel development may indirectly support economic activity through employment of local people and use of local contractors where appropriate.</p>
<p><u>ENVIRONMENTAL IMPLICATIONS</u></p> <p>N/A.</p>
<p><u>LEGAL IMPLICATIONS</u></p> <p>The lease has been prepared by Trowers, an external legal practice. This ensures statutory compliance, reduced legal risk, and appropriate handling of obligations.</p>
<p><u>ANY OTHER COMMENTS</u></p>

PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER