

**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> <u>Grant Authority to enter into a lease agreement for premises known as Site of 19/21 Abbey Street, Abbey Street Development, Nuneaton</u> The Assistant Director – Economy and Communities, exercises his delegated authority to authorise the lease between Nuneaton and Bedworth Borough Council and North Warwickshire and South Leicestershire College for the premises known as Site of 19/21 Abbey Street, Abbey Street Development, Nuneaton.	
<u>DECISION REFERENCE</u> DO/37/2026 (JW)	<u>SOURCE OF AUTHORITY AND REFERENCE</u> Constitution 3E.4 n) The Assistant Director – Economy and Communities exercises his delegated 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>15th September 2026</u>	<u>DECISION MAKER (Name and Job Title)</u> Jonathan White – Assistant Director – Economy and Communities 

RECORD OF THE DECISION

a) Issue:

Lease terms are being finalised for occupation of the premises known as Site of 19/21 Abbey Street, Abbey Street Development, Nuneaton.

b) Decision:

The Assistant Director – Economy and Regeneration exercises his delegated authority to authorise the Council to enter into a commercial leasehold agreement for the premises known as Site of 19/21 Abbey Street, owned by Nuneaton and Bedworth Borough Council (NBBC), for a term of 35 years with North Warwickshire and South Leicestershire College, subject to completion of the lease.

c) The main terms of the lease agreement are as follows:

- The tenant will pay the main rent and service charges as outlined in the lease. Rental subject to 5 yearly reviews on each Rent Review Date to CPI. Service charge subject to annual increases to CPI.
- Break dates: the date that is the 28th anniversary of the Term Start Date and the date that is the 31st anniversary of the Term Start Date.

REASON FOR THE DECISION

By entering into the Agreement, an accessible route to a progressive portfolio of training programmes covering knowledge, skills and behaviours, supporting the professional success of individuals and equipping Nuneaton with a skilled workforce and entrepreneurs to drive productivity, support Covid recovery and enhance economic growth will be offered.

The project formed part of the Towns Fund submission to establish a prestigious Digital Skills and Innovation Centre in the heart of Nuneaton Town Centre.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION

The project was submitted as part of the Towns Fund project proposal, and funding for the construction of the further education college was agreed based on the submission and approval of the associated business plan. Therefore, the building was delivered to meet the specific requirements of a further education college, leaving limited scope for alternative occupation.

WARD RELEVANCE

St Mary's Ward

<u>FINANCIAL AND BUDGET IMPLICATIONS</u> Towns Fund allocation £7,832,152 - Yearly rent and service charge payable to NBBC as the landlord. Rental subject to 5 yearly Rent Reviews to CPI. Service charge subject to annual increases to CPI. - Break dates: the date that is the 28th anniversary of the Term Start Date and the date that is the 31st anniversary of the Term Start Date. References to the Break Date shall mean the relevant Break Date. - The lease term is 35 years.
<u>CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS</u> Portfolio Holder for Business and Economy Strategic Director, Housing and Community Safety Leader of the Council Statutory Officers
<u>ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED</u> N/A
<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). N/A
<u>EQUALITIES IMPLICATIONS (including any Equality Impact Assessment)</u> N/A
<u>HUMAN RESOURCES IMPLICATIONS</u> N/A
<u>FINANCIAL IMPLICATIONS</u> The lease will generate a secure income stream for the Council through the main rent. The tenant will also be responsible for service charges, reducing ongoing financial liabilities. No additional budget pressures are anticipated.
<u>HEALTH EQUALITIES IMPLICATIONS</u> No specific health equality implications have been identified. The proposed use supports access to skills and training opportunities within Nuneaton town centre.
<u>SECTION 17 CRIME & DISORDER IMPLICATIONS</u> N/A

<u>RISK MANAGEMENT IMPLICATIONS</u> The principal risks relate to delivery of the lease obligations, rent review arrangements, service charge provisions and tenant compliance with the lease terms. These risks will be managed through the agreed lease documentation and ongoing contract/property management arrangements.
<u>SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS</u> The lease supports the local economy by enabling the Digital Skills and Innovation Centre to operate from Nuneaton town centre. This is expected to improve access to skills provision, support local learners and businesses, and contribute to town centre regeneration.
<u>ENVIRONMENTAL IMPLICATIONS</u> No direct environmental implications have been identified arising from the decision to enter into the lease. Any operational environmental matters will be managed through the lease terms and relevant statutory requirements.
<u>LEGAL IMPLICATIONS</u> The Council has authority to enter into the lease in accordance with its Constitution and through delegated authority arrangements. The lease will be completed in accordance with the agreed terms and any necessary legal formalities.
<u>ANY OTHER COMMENTS</u> N/A

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