

## Record of operational decision

<b>Decision title:</b>	Appointment of agents on short term Professional Services contract in respect of the Commercial and Investment property portfolio
<b>Date of decision:</b>	29 <sup>th</sup> January 2026
<b>Decision maker:</b>	Commercial and Investment Manager
<b>Authority for delegated decision:</b>	Corporate Services' scheme of delegation dated April 2025 (line 48) gives the Commercial and Investment Manager the authority to take the decision
<b>Ward:</b>	Countywide
<b>Consultation:</b>	Advice has been obtained from Procurement team
<b>Decision made:</b>	To appoint JNA Property Ltd on a Low value contract to undertake outstanding rent reviews and other lease negotiations in respect of the Commercial and Investment property portfolio
<b>Reasons for decision:</b>	<p>Rent reviews and lease renewals are either currently outstanding or will become due prior to the award of a new longer-term contract for Estate Professional Services to be procured later in 2026. It had been hoped the most recent provider of these services to the Council would be able to agree an extension of their original contract to deal with the identified cases whilst the longer-term procurement process was running, but due to changes to their own business model, this has not been possible.</p> <p>Delaying the implementation of these for inclusion within the longer-term contract will delay the receipt of enhanced income to the council and result in some tenants falling into rent arrears.</p> <p>The quote provided by JNA has been benchmarked favorably against prices quoted by other providers within relevant frameworks and for a similar portfolio of work procured in 2025 following competitive tendering.</p> <p>JNA Property have held previous contracts to provide these services to the council and so have recent detailed knowledge of several of the properties, the locations and relevant markets.</p> <p>The appointment of JNA Property is therefore more likely to achieve a speedier resolution than another provider so minimizing the delay in the council receiving enhanced rents and additional backdated rent debt being accrued by tenants</p>
<b>Equality Considerations</b>	The council's procurement rules have been followed
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	Financial and other risks will be mitigated by the use of the council's Terms and Conditions for the Supply of Low Value Goods and Services
<b>Details of any alternative options considered and rejected:</b>	None, as best value has been demonstrated by comparison to similar recent competitive tender
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 29<sup>th</sup> January 2026

Print Name: David Micah  
Job Title: Commercial and Investment Officer