

RECORD OF EXECUTIVE DECISION

Monday, 15 March 2010

Decision No: (CAB 09/10 2914)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	Cabinet Member for Resources and Workforce Planning
SUBJECT:	Lease of Tower House, Town Quay
AUTHOR:	Sharon Bishop

THE DECISION

Modified recommendation (i)

- (i) To approve the grant of a lease of Tower House to ASPACE at less than market rent on the terms set out in this report and in accordance with the amendment moved at this meeting.
- (ii) To delegate authority to the Head of Property and Procurement to finalise lease terms and to take all appropriate steps in consultation with the Solicitor to the Council to complete the lease.

REASONS FOR THE DECISION

Most of the accommodation at Tower House is currently surplus to Council requirements although Arts and Heritage require use of a couple of rooms. This agreement will mean Arts and Heritage can save on the outgoings whilst the future of the building is being decided.

DETAILS OF ANY ALTERNATIVE OPTIONS

1. Not to grant the lease. However this would leave Arts and Heritage with unnecessary additional outgoings, given that accommodation needs can mainly be met elsewhere in Arts and Heritage properties.
2. To allow other Council services to use the building. No interest has been expressed by other services. In addition, the building only minimally complies with DDA requirements and would be expensive to adapt for other Council uses for this short period.
3. To grant a lease on the open market. However it would be difficult to find a suitable tenant who is willing to take the accommodation for only a short period and to share that accommodation with Arts and Heritage and any such tenant is unlikely to take a lease of the accommodation without a substantial rent free

period given its current condition.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

Paragraph 6 of the report deleted and replaced with:

6. ASPACE are willing to take a 5 year lease of Tower House, whilst its future is being reconsidered, with either party to be able to terminate the lease after the second year on the giving of 6 months notice. They will be unable to pay a rent but will cover all other outgoings for the building.

CONFLICTS OF INTEREST

None.

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date:

Decision Maker:
The Cabinet

Proper Officer:
Judy Cordell

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in (*if applicable*) (*this suspends implementation*)

Call-in Procedure completed (*if applicable*)

Call-in heard by (*if applicable*)

Results of Call-in (<i>if applicable</i>)