

DECISION-MAKER:	CABINET
SUBJECT:	UNITS 29 AND 31 CITY INDUSTRIAL PARK LEASE RENEWAL
DATE OF DECISION:	19 JUNE 2012
REPORT OF:	CABINET MEMBER FOR RESOURCES
STATEMENT OF CONFIDENTIALITY:	
The Confidential Appendix contains information deemed to be exempt from general publication based on Category 3 of paragraph 10.4 of the Council's Access to Information Procedure Rules. The appendix includes details of a proposed transaction which, if disclosed prior to entering into a Legal contract, could put the Council or other parties at a commercial disadvantage.	

BRIEF SUMMARY:

The City Council lease Units 29 and 31 City Industrial Park for the storage of items from the Museums Collections.

The current lease expires on 23 June 2012 and this report seeks agreement to the terms provisionally agreed for the new lease.

RECOMMENDATIONS:

- (i) To approve the terms agreed for a new lease of Units 29 and 31 City Industrial Park as set out in this report.

REASONS FOR REPORT RECOMMENDATIONS:

- 1. To ensure continued occupation by the Council of these industrial premises whilst a long term solution is found to the accommodation needs of the Museums Collections Service

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

- 2. Not to renew the leases which would mean an expensive and disruptive move for the Council. No suitable alternative premises have yet been identified.

DETAIL (Including consultation carried out):

- 3. The City Council lease Units 29 and 31 City Industrial Park for the storage of items from the Museums Collections. Arts and Heritage are currently investigating alternative cheaper options for storage of the collection including a joint arrangement with other authorities however no decisions have been made as yet.

The current lease of the premises expires on 23 June 2012 and terms have been agreed for a new 5 year lease to enable continued use of the premises.

The proposed lease arrangements give flexibility to allow the Council to break the new lease once a new long-term cost effective storage solution has been identified.

The service's current museum accreditation expires in 2013 and it would not be successful in achieving accreditation when it applies in 2013 without a lease on the premises. No accreditation would not only hamper funding bids but would also generate adverse publicity.

RESOURCE IMPLICATIONS:

Capital/Revenue:

- 4. There are no capital implications.
- 5. The proposed rent can be accommodated within the approved Leisure, Culture & Heritage Portfolio 2012/13 revenue estimates.

Property/Other:

- 6. A new five lease has been negotiated on the terms set out in the attached confidential appendix. These provide the Council with sufficient flexibility to re-locate when suitable alternative premises are identified.

LEGAL IMPLICATIONS:

Statutory power to undertake proposals in the report:

- 7. The Council has the power to take the leases under Section 120 of the Local Government Act 1972.

POLICY FRAMEWORK IMPLICATIONS:

- 8. The proposal is not contrary to the Policy Framework.

AUTHOR:	Name:	Sharon Bishop	Tel:	023 8083 2754
	E-mail:	Sharon.bishop@southampton.gov.uk		

KEY DECISION? No

WARDS/COMMUNITIES AFFECTED:	Bargate
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SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices:

1.	New Terms of Lease - Confidential
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Documents In Members' Rooms:

1.	N/A
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Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out.	No
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Other Background Documents

Integrated Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
1. None	