

**NORTH SOMERSET COUNCIL  
DECISION**

DECISION OF THE EXECUTIVE MEMBER FOR HUMAN RESOURCES  
ASSET MANAGEMENT CAPITAL PROGRAMME AND  
TRANSFORMATION WITH ADVICE FROM THE SECTION 151 OFFICER  
OF THE COUNCIL'S CORPORATE SERVICES DIRECTORATE

**DECISION NO: CSD139****SUBJECT:**

**Surrender of Lease of Part and Re-grant of Lease of Whole of Sunnyside Rd Depot**

**BACKGROUND:**

Glendale Managed Services Ltd currently have a contract for the carrying out of grounds maintenance works across the North Somerset District, ending on 31 March 2020 but with the possibility of a renewal of the contract to 31 March 2027, if mutually agreed.

For use in connection with their grounds maintenance contract, Glendale currently lease that part of the Sunnyside Rd Depot, shown edged red on the attached plan, for a term to 31 March 2027, at a rent of £35,000 pa, with a mutual break clause provision in the event of the grounds maintenance contract not being renewed in 2020.

That part of the Depot shown edged green on the attached plan is currently occupied but is soon to be vacated by the Council's Rangers and Trading Standards services.

Terms have therefore now been agreed for Glendale to surrender their current lease of part and then to take a new lease of the whole of the Sunnyside Rd Depot, including that part previously occupied by the Council's services, shown edged green on the attached plan, for a term to 31 March 2020, at a rent of £50,000 pa.

Under the terms agreed for the proposed new lease, Glendale would have an option to demand a new lease for a new term from 1 April 2020 to 31 March 2027. The ability to exercise that option to demand a new lease would be subject to the following conditions:

- i) that a new contract has been awarded to the tenant and has been signed with North Somerset Council for the carrying out of a new grounds maintenance contract for a new period to 31 March 2027
- ii) that the rent for the new lease to 31 March 2027 is to be the current market rent at that time but no lower than £50,000 pa.
- iii) that all other terms will be the same as the previous lease for the period to 31 March 2027.

**DECISION:**

To authorise officers to document the surrender of the existing lease of part of Sunnyside Rd Depot and to grant a new lease of the whole of the Depot to Glendale Managed Services on the terms as outlined above.

**Reasons:**

To assist the tenant in meeting the demands of the grounds maintenance contract across the District whilst utilising that part of the Depot soon to be vacated by the Rangers service and increasing rental revenues to the Council.

**Other Alternatives Considered:**

None

**Financial Implications:**

The proposed new lease will result in a net increased rental income of £15,000 pa accruing to the Council.

Existing budgets will not therefore be adversely affected by the proposals.

**Implications for Future Years:**

The benefit of the additional rental income outlined above will continue to accrue throughout the term or any extension of the term of the proposed new lease of the Sunnyside Rd Depot premises.

Signed: .....

Councillor  
(Executive Member for ..... )

Dated: .....

Signed: .....  
Section 151 Officer, North Somerset Council

Dated: .....

