



DECISION OF SECTION 151 OFFICER OF THE COUNCIL,  
CORPORATE SERVICES DIRECTORATE

**DECISION NO: CSD59**

**SUBJECT:**

**Renewal of Lease of part of Flax Bourton Highway Depot, Old Weston Rd, Flax Bourton**

**BACKGROUND:**

Part of Flax Bourton Highways Depot is currently held under a 5 year lease by Leonard Probert, t/a LGP Surfacing, at a rental of £11,000 pa. The lease is due to expire on 30 November 2016 and terms have therefore now been agreed to renew the lease for a new term of 5 years from 1 December 2016, at a new rent of £12,200pa but otherwise on similar terms to those contained in the current lease, including the right of the council to terminate the lease on serving 6 months' notice at any time and the lease being excluded from the 1954 Landlord and Tenant Act rights to renewal provisions.

**DECISION:**

To authorise officers to enter a new 5 year lease of the premises, with the current tenant, on the terms as outlined above.

**REASONS:** To give the council time to review the future of the Flax Bourton depot whilst continuing to receive rent for this part of the depot.

**Other Alternatives Considered :** None

**Financial Implications**

The council would benefit from the receipt of an increased rental revenue, from £11,000pa to £12,200 pa, beyond the 1 December 2016 expiry date of the current lease. Some legal costs would be incurred by the Council in conducting the transaction.

**Implications for Future Years:**

The rent for these premises would continue to be payable until such time as the lease term either expires in 5 year's time or is terminated by the council serving 6 months' notice upon the tenant at any time during that term.

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

Dated... 26.10.16

