



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

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**DECISION NO: CSD66**

**SUBJECT: NAILSEA YOUTH HOUSE – GRANT OF LICENCE TO NAILSEA TOWN COUNCIL**

**BACKGROUND:**

Approval has been given to sell the subject property to Nailsea Town Council. Discussions with the town council relating to the final terms of sale have been protracted and the sale has not to date been completed. It is hoped to complete the sale before the end of the current financial year.

The property is not now used by this council but is still used by a local youth club on two evenings a week, a service commissioned and managed by the town council. Due to the delay in finalising the sale, there is a need to formalise the town council's ongoing occupation of the property to protect the interests of both parties. This being the case, terms of a licence to occupy the property have been agreed between the parties, as summarised below:

1. The licence will run to 31<sup>st</sup> March 2017 or earlier if the sale to the town council is completed.
2. Nailsea Town Council will use the property during the specified times stated in the licence only.
3. The town council will pay a licence fee of £1 a month if requested.
4. The town council will take out adequate building and public liability insurance to a minimum of £5M cover and will ensure that any person engaged in carrying out activities on the property is adequately insured to the same sum in respect of the death of, or injury to, persons or damage to any property or any potential accidents, proceedings, costs, claims, demands and liabilities arising at any time in connection with the use of the property.
5. The town council will keep this council fully indemnified to a minimum of £5m cover against all reasonably and properly incurred losses, claims, demands, actions, proceedings, damages, costs or expenses or other liability arising in any way from its occupation of the property.
6. This council can terminate the licence at any time on giving one month's prior written notice. The town council can terminate the licence at any time on giving one week's prior written notice.
7. On termination of the licence, the property will be left in a clean and tidy condition with any damage caused being made good by the town council to the reasonable satisfaction of this council.

**DECISION:**

Approval is given to grant Nailsea Town Council a licence to occupy Nailsea Youth House in accordance with the terms and conditions set out in this report.

**Reasons:**

To formalise the town council's continued use of the property pending its proposed sale thus protecting the interests of both parties.

**Other Alternatives Considered:**

n/a.

**Financial Implications:**

None.

**Implications for Future Years:**

None.

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

Dated: 16.11.16 .....