

**NORTH SOMERSET COUNCIL
DECISION****DECISION OF SECTION 151 OFFICER OF THE COUNCIL,
CORPORATE SERVICES DIRECTORATE****DECISION NO: CSD67****SUBJECT: 21 Strode Road Clevedon – Grant of Lease to Brandon Trust****BACKGROUND:**

The property comprises a former detached dwelling house which transferred to the council from the North Somerset Primary Care Trust in 2013. The property was subsequently leased to the Brandon Trust in 2014, to be used as a non-residential support facility for adults with learning difficulties.

The current lease expires on 31st December this year and P&C, the client service directorate, requires the lease to be renewed for a further two years from 1st January next year. The terms of the new lease are essentially the same as the existing lease and have been agreed with the trust, as summarised below:

1. The lease will be for 2 years from 1st January 2017.
2. The property to be used for the provision of day (non-residential) services to adults with a learning disability and a physical or sensory impairment only.
3. The rent paid will be one peppercorn pa.
4. The tenant will maintain the interior and non-structural external parts of the building only
5. The tenant will not alter or extend the property other than the installation of non-structural demountable partitioning which shall be removed on vacation of the property if requested
6. The Council will insure the property and be responsible for all outgoings with the exception of the telecommunications and data to and from the property.
7. The tenant shall not assign, sub-let or share possession of all or any part of the property
8. Either party can serve notice to terminate the lease at any time after the first 6 months of the term
9. The lease will be contracted out of Sections 24-28 of the Landlord and Tenant Act 1954 – the tenant will not have a statutory right to renew the lease at the end of the term
10. The tenant to be responsible for the landlord's legal costs incurred in connection with the transaction

DECISION:

Approval is given to grant the Brandon Trust a lease of 21 Strode Road Clevedon in accordance with the terms and conditions set out in this report.

Reasons:

To formalise the trust's occupation of the building to protect the council's freehold interest.

Other Alternatives Considered:


N/a.

Financial Implications:

None other than the continuation of the council's current responsibility to repair and maintain the property which is funded from an approved P&C budget. The council's legal fees incurred in granting the lease will be reimbursed by the tenant.

Implications for Future Years:

None.

Signed: 
Section 151 Officer, North Somerset Council

Dated:22/12/16.....