



DECISION NO: CSD74

SUBJECT:

Renewal of leases at Roselawn

BACKGROUND:

Offices within Roselawn are leased on three year agreements which are due to terminate on 1st March 2017. All leases are excluded from the Landlord and Tenant Act, 1954, and include a six month break clause exercisable by either party. In view of the Walliscote Place redevelopment proposals it is important that these leases are either terminated on 1st March 2017, or extended for a further period of three years on the same terms and conditions as the present agreements. The three tenants have agreed to the renewal of their respective agreements from 2nd March 2017 on the same terms and conditions as existing agreements, including the break clause and exclusion from the Act.

It has been the practice with regard to this building to subsidise the tenants' rent and cost of occupation of the building, which has been recorded by a side letter. The amounts payable by the individual tenants are shown below

- Guide Association Trust (£1,483 per annum)
- Weston and North Somerset Disability Information and Advice Line (DIAL) (£856 per annum)¹
- Relate Avon (£1,398 per annum)

DECISION:

Authority is hereby given to officers to renew the three leases in respect of Roselawn on the terms and conditions outlined above, together with the side letter.

Reasons:

Whilst the design and planning of the proposed redevelopment of the site is ongoing, it is important that the premises continue in occupation until required.

Other Alternatives Considered:

Require the tenants to vacate the premises on or before 1st March 2017, in which event the building could be unoccupied and Council would be responsible for the usual accommodation costs.


Consideration was also given to removing the subsidised rental payment, it was considered that this would force the tenants to leave the building leaving the building unoccupied.

Financial Implications:

The tenants will continue paying subsidised rent at present levels.

Implications for Future Years:

Subject to the potential redevelopment under the Walliscote Place regeneration proposals.

Signed: 
Section 151 Officer, North Somerset Council

Dated: 14 / 12 / 16