



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

DECISION NO: CSD77

SUBJECT: Unit 6a/6b Westland Distribution Park, Weston-super-Mare – short-term lease for bin storage.

BACKGROUND:

The council will be receiving a significant number of green waste bins over the next few months for the new recycling, waste and household waste recycling centre contract and requires a storage and distribution facility pending delivery of up to 60,000 green waste bins to residential properties. The bins are being delivered by the manufacturer from early January.

As there is no suitable council-owned property available to store the bins the favoured option is to lease a unit on Westland Distribution Park. Unit 6a/6b has been identified as being suitable and the following principal terms and conditions of occupation have been provisionally agreed with the estate owner, St Modwen Properties, subject to contract and council approval:

1. The council will take a 6 month lease of the property, shown for illustration purposes in red outline on the report plan, from 1st January 2017.
2. The rent payable will be £1,666.67 per month for the duration of the term.
3. The council is also responsible for the payment of a service charge and insurance rent. Due to the short lease term it has been agreed that the council will pay a single monthly sum of £1912.75 per month to include these payments.
4. The council will be responsible for the repair and maintenance of the unit and hand it back in no worse condition than that subsisting on the lease commencement date.
5. The council will be responsible for the payment of utilities consumed and all other outgoings incurred in connection with its occupation of the property.
6. VAT will be payable on the rent and service charge payments.
7. The council will not be able to renew the lease at the end of the term as the lease will be contracted out of the lease renewal provisions of Sections 24-28 of the 1954 Landlord and Tenant Act.
8. Each party will be responsible for the payment of its own costs incurred in connection with the transaction.

DECISION:

Approval is given for the council to take a lease of unit 6a/6b Westland Distribution Park in accordance with the principal terms and conditions set out in this report.

Reasons:

The unit has been identified as being the only one which is suitable and currently available as a storage and distribution depot for the new green waste bins.

Other Alternatives Considered:

No suitable council-owned property is available. It is also highly unlikely that a suitable property with lower occupation costs in other ownership could be identified.

Financial Implications:


The total rent, service charge and insurance rent figure for the 6 month period equates to £11,476.50. The property does not appear to be fully assessed in the current rating list but, based on information available, the rates payable on the unit for the 6 month period is estimated at around £7,000. The cost incurred in preparing a schedule of condition of the unit prior to occupation and council legal costs is estimated at up to £2,000. There is no information available on the potential energy and other running costs which will be payable by the council during the period of occupation.

The total occupation cost of the unit to the council is likely to be in the region of £25,000.

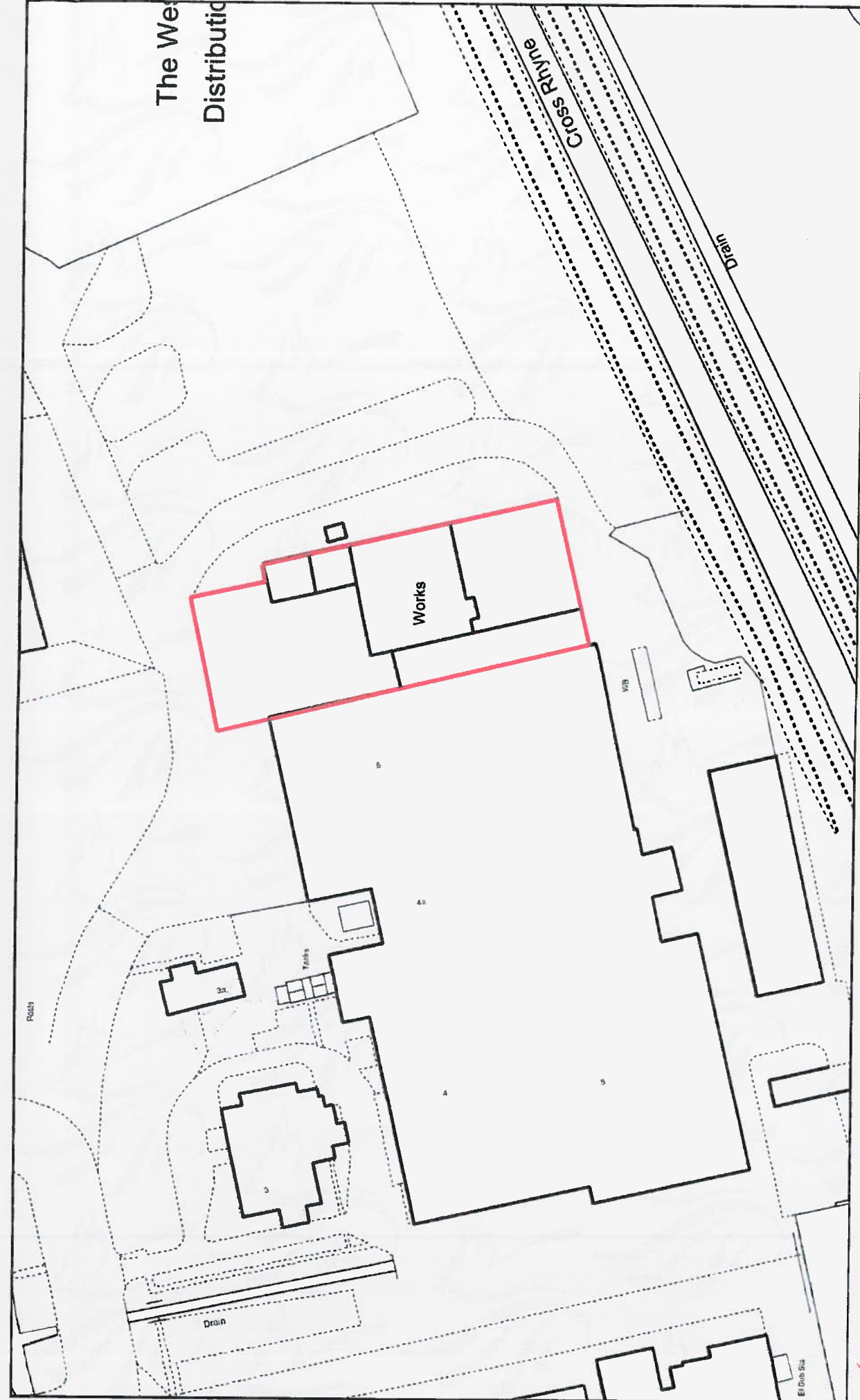
The storage of bins was foreseen as a necessary requirement to ensure efficient delivery of these containers to residents. The cost for the storage will be met from within the registration fee of £20 per bin and equates to less than £0.50 per bin.

Implications for Future Years:

None.

Signed: 
Section 151 Officer, North Somerset Council

Dated: 22/12/16



**Westland Distribution Park
Unit 6a/6b Lease Plan**

**Property and Asset
Management**
Castlewood, Tickenham
Road, Clevedon, BS21
6FW

Scale: 1:1000
Drawn by: Stuart Bates
Date: 16 December 2016
Time: 11:20:53



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