



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

DECISION NO: CSD21

SUBJECT: Blagdon Pre-School, Bath Road, Blagdon

BACKGROUND:

The pre-school has occupied a demountable building on the site of Blagdon Primary School since 2006. It originally occupied the property under a lease which expired last year and more recently under a Tenancy at Will. Following consultation with the school, it has been agreed to grant a new lease to the pre-school on the following terms:

1. The Council will lease the building shown in red outline on the report plan to Blagdon Pre-School for a period of 5 years commencing on 23rd June 2016.
2. The rent paid under the lease will be £2,000pa.
3. The council can terminate the lease at any time after 22nd June 2018 on giving 6 months prior notice.
4. The pre-school can terminate the lease at any time during the term on giving 6 months written notice.
5. The building will be used as a pre-school between the hours of 8:30am to 3:00pm on Mondays to Fridays (inclusive).
6. The pre-school will keep the building in a clean and tidy state and will not make any alterations or additions to the property without the previous consent of the council.
7. The pre-school will keep in force public liability insurance in the sum of £5m during the term.
8. The pre-school will not assign or sub-let all or part of the property during the term of the lease.
9. The council will be responsible for the repair, maintenance and insurance of the property.
10. The pre-school will reimburse the council's reasonable legal costs incurred in connection with the grant of the lease.

The rent agreed is considered fair and reasonable considering the type and standard of property and the terms of lease agreed.

DECISION:

Approval be given to grant a lease on the subject property to Blagdon Pre-School in accordance with the terms and conditions set out in this report.

Reasons:

The terms of lease will allow the pre-school to continue operating in the short to medium term whilst providing for possible future use of the building by the school at a future date if pupil numbers increase.

Other Alternatives Considered:

None.

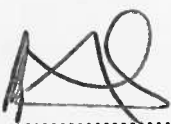
Financial Implications:

Whilst the lease is granted by the council, the rent will be paid to the school which will be responsible for the repair and maintenance of the building. There should, therefore be no draw on council (P&C) budgets for the future up-keep and running of the building.

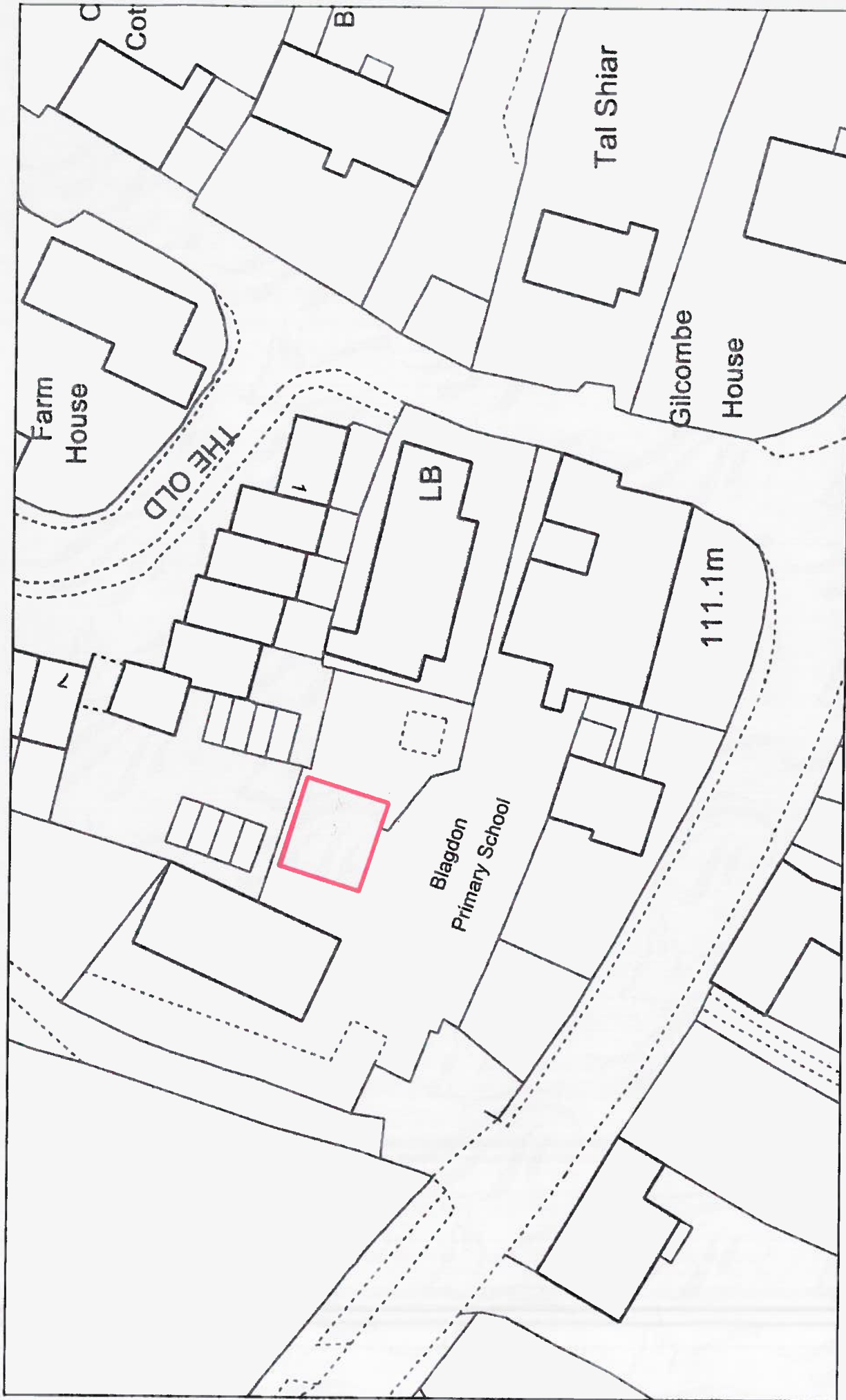
The council's legal costs incurred in connection with the grant of the lease will be reimbursed.

Implications for Future Years:

See above.

Signed: 
Section 151 Officer, North Somerset Council

Dated: 28 / 06 / 16

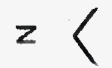


Blagdon Pre-School
 Bath Road Blagdon



Property and Asset Management
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Scale: 1:500
 Drawn by: Stuart Bates
 Date: 17 December 2015
 Time: 09:21:29



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