

EXECUTIVE DECISION NOTICE

SERVICE AREA:	PLACE. Estates Business.
SUBJECT MATTER:	Lease Extension – FILE 2348 / CASE NO. 20875.
DECISION:	To approve the (i) surrender of the existing lease held by the resident, which is the residue of a 99 year term from 25/04/1972 and (ii) grant of a lease for a new 99 year lease term.
DECISION TAKER(S):	Ian Saxon.
DESIGNATION OF DECISION TAKER (S):	Director of Place.
DATE OF DECISION:	30 November 2021.
REASON FOR DECISION:	To accommodate a request from the resident to 'extend' the lease term given the limited number of years remaining.
ALTERNATIVE OPTIONS REJECTED (if any):	Do nothing and not accommodate the request. Sell the Council's Freehold interest to the resident.
CONSULTEES:	None.
FINANCIAL POSITION:	In proceeding to accept a surrender and granting a new lease, the Council would be exchanging a current ground rent income of £16pa, for an increased income of £500pa. In completing the agreement, the resident would also be responsible for the Council's legal and surveyors fees which would equate to £950 (£600 legal fees and £350 surveyors fees).
DELEGATIONS:	22 - The negotiation and acceptance of terms for the granting, renewing, reviewing, varying or assignment of leases, underleases, tenancies, licences and any other interest in Council property.
CONFLICT OF INTEREST:	None.
DISPENSATION GRANTED BY STANDARDS COMMITTEE ATTACHED:	N/A.
ACCESS TO INFORMATION:	CONFIDENTIAL Not for Publication: This report contains exempt information relating to paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) in that it relates to information relating to the financial or business affairs of a particular person (including the authority holding that information).

BACKGROUND:

The background papers relating to this report can be inspected by contacting the report author;



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Signed

Dated: 30 November 2021

Ian Saxon, Director of Place