

Executive Member for Resources

Thursday, 26 July 2007

Present: Councillor Alan Cullens (Executive Member for Resources)

Officers: Suzy Jeffrey (Chorley Property Services Leader with Liberata) and Tony Uren (Democratic Services Officer)

07.16 DECLARATIONS OF ANY INTERESTS

The Executive Member had no reason to declare an interest in the meeting's agenda item.

07.17 EXCLUSION OF THE PUBLIC AND PRESS

Decision made:

That the press and public be excluded from the meeting during the consideration of the following item of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

07.18 90 RAILWAY ROAD, ADLINGTON - RENEWAL OF LEASE

The Executive Member for Resources considered a report compiled by the Chorley Property Services Leader with Liberata seeking the Member's approval to terms provisionally agreed for the renewal of the business lease granted by the Borough Council in respect of 90 Railway Road, Adlington.

The Council had authorised a 5 year lease of the premises in March 2003 to facilitate the use of the property as a children's nursery. The rental of the premises agreed at that time reflected the costs of the works required to be undertaken at the premises. The increased revised rental terms recommended for acceptance, however, represented the current open market rental value of the property.

The tenant was, in fact, statutorily entitled to an automatic right of renewal of the lease, as there were no reasonable grounds on which the Council could terminate the lease and take possession of the property.

Decision made under delegated authority:

That approval be given to the renewal of the lease of the property numbered 90 Railway Road, Adlington to the existing tenant on the provisionally agreed terms outlined in the Officer's submitted report.

Reasons for decision:

- (1) Renewal of the lease accords with Part II of the Landlord and Tenant Act 1954.
- (2) The agreed revised rent represents the current open market rental value.

Alternative option(s) considered and rejected:

None.

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