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Date: *22 May 2015*

NOTIFICATION OF PORTFOLIO HOLDERS DECISION

On 21 May 2015, Cllr J D Heron, the Finance & Efficiency Portfolio Holder and Cllr Mrs J L Cleary, the Housing and Communities Portfolio Holder, made the following decision. Any member of the Council, who is not a Portfolio Holder, who considers that this decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY 5.15 P.M. ON MONDAY, 1 JUNE 2015.**

Details of the documents the Portfolio Holder considered are attached.

DECISION: To re-let Blackfield Neighbourhood Centre, Heather Road, Blackfield to Hampshire County Council

REASONS: See report

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED: See report

CONFLICTS OF INTEREST DECLARED: None

For Further Information Please Contact:

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LETTING OF BLACKFIELD NEIGHBOURHOOD CENTRE, HEATHER ROAD, SO45 1DZ.

1. Introduction

This report seeks approval from the Portfolio Holder for Finance & Efficiency; Housing & Communities to re-let the above mentioned property to Hampshire County Council.

2. Background

The property comprises a modern Community Building of approximately 165.61 sq.m (1,782 sq.ft) gross internal area and is situated within the Heather Road housing estate, Blackfield. A copy of the plan that will be attached to the proposed lease is attached

The letting provides for continuance of the present occupation that was originally authorised via a short term licence. The proposed new lease agreement enables normalisation the landlord & tenant relationship; removing certain management responsibilities and liabilities from NFDC and transferring them to the tenant in accordance with more common and accepted practice.

The main difference with the proposed new lease arrangement is that the tenant will be responsible for the majority of property related overheads and operational running costs and that a net rent will therefore be received instead of a gross rent. In cash terms the net receipt to NFDC is not expected to change appreciably.

3. Proposal.

The proposal is to let the property upon the following terms;

| | |
|-------------------------------|--|
| Lease term: | 2 Years from 1 st April 2015, unless terminated earlier by the tenant |
| Rent: | £9,000 pa exclusive (tenant to be responsible for Business Rates) |
| Utilities | Tenant responsible for all Utility Bills / Servicing Costs |
| Interior Repairs | Tenant; including making fit for their purposes, dealing with H&S issues |
| Exterior / Structural Repairs | Landlord. |
| Insurance | Landlord to insure and recover cost from tenant |
| Use | Children's Centre to be operated for HCC by 'Action for Children' |
| Security of Tenure | Excluded |

The property has not been marketed as HCC wish to retain the current use which is considered to provide a needed resource to the local community.

4. Consultation.

The NFDC Housing Asset Management Group has indicated that they are content for the current occupancy to continue.

5. Financial Implications

The anticipated net financial receipt is in the region of £9,000 less the cost of any maintenance issues that could arise to the main structure / exterior. The receipts from the letting are paid into the Housing Revenue account.

6. Environmental Implications

None

7. Crime and Disorder Implications

None

8. Recommendations

It is recommended that the Council proceeds with the proposed letting.

Alternatives for the property can be considered in the future should it fall vacant.

I agree the recommendation

CLLR J D HERON

Councillor J Heron
Portfolio Holder for Finance and Efficiency

I agree the recommendation

CLLR J L CLEARY

Councillor J Cleary
Portfolio Holder for Housing & Communities

Date;

21 May 2015

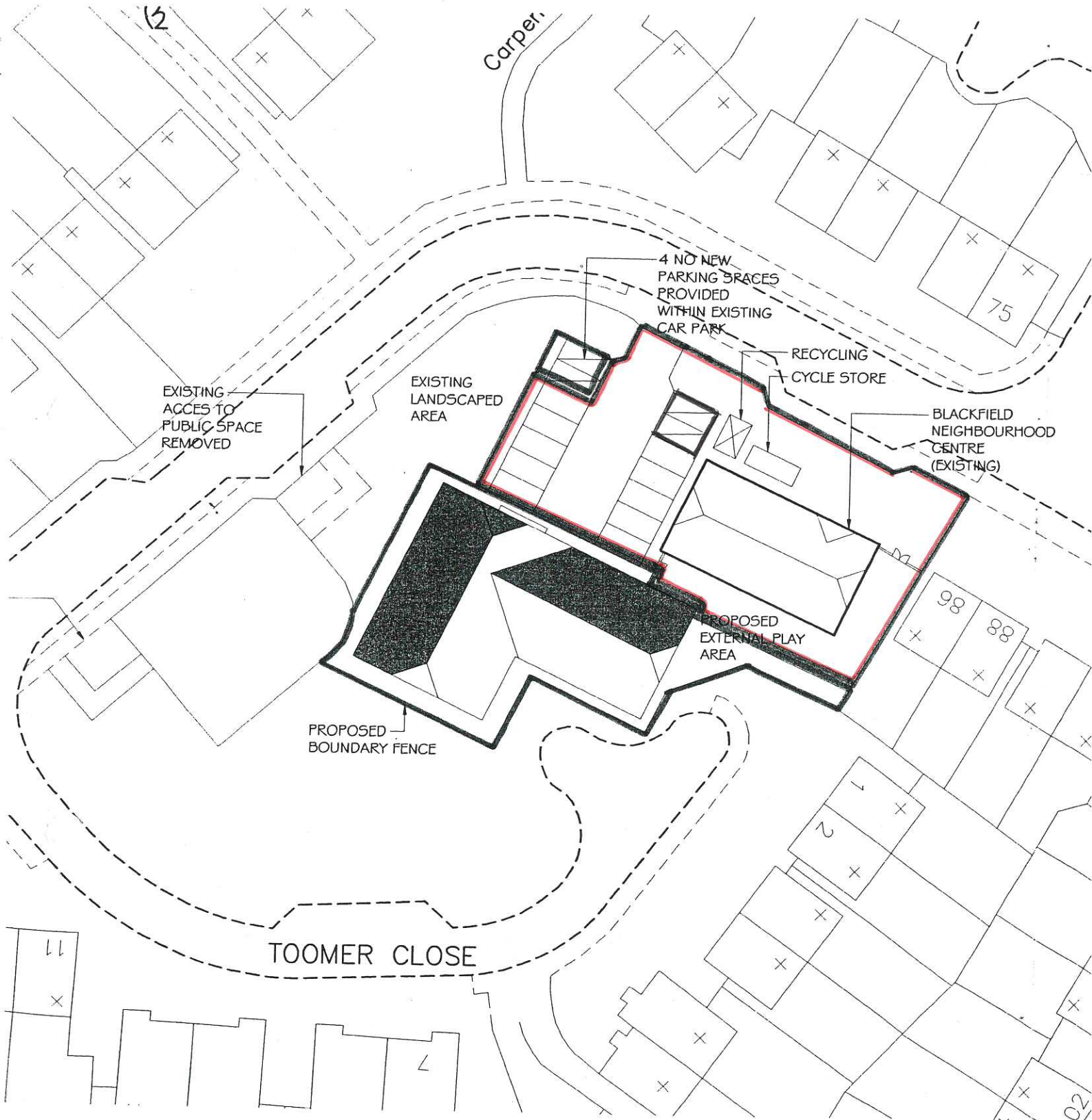
Date Notice of Decision Given:

22 May 2015

Last Date for Call In:

1 June 2015

ACCOMMODATION AT BLACKFIELD NEIGHBOURHOOD CENTRE THE DEMISED PREMISES.



SCALE 1:500