

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	Tony Davison
Title:	Schedule of Routine Transactions EXEMPT

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1. The decision:

- 1.1. That the proposed transactions under £25,000 per annum for rental values and £25,000 for capital values be approved

2. Reason(s) for the decision:

- 2.1. The transactions detailed in the Schedule will ensure efficient and effective use of the County Council's property assets.
- 2.2. Collectively, the proposals support all the Corporate Priorities: Hampshire safer and more secure all, maximising wellbeing and enhancing our quality of space.

3. Other options considered and rejected:

- 3.1. Not applicable.

4. Conflicts of interest:

- 4.1. Conflict of interest declared by an Executive Member who is consulted by the officer which relates to the decision:

None.

5. Dispensation granted by the Head of Paid Service:

- 5.1 None.

Approved by:

Date:

10 September 2018

**Tony Davison MRTPI BScTP DipUrbDes MBA
Strategic Manager – Assets & Development**

**On behalf of the Director of Culture, Communities
and Business Services**

Address or Location and Reference	Description	Proposed Transaction	Comments
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Disposal of freehold, leasehold or other interest in County Council owned land or buildings

<p>Yateley Community Pre-school Cranford Park CofE Primary School Cranford Park Drive Yateley GU46 6LB</p> <p>2E/20.1 Geraldine Lawrence</p>	<p>Stand alone building within school grounds together with external play area. 137 sq m (1,475 sq ft)</p>	<p>A new 10 year lease to Yateley Community Pre-school.</p> <p>Initial rent £10,532 per annum (previous rent £10,700 per annum) with a service charge of £1,872.68 per annum. Lease to include six month rolling mutual break clause and rent reviews at the end of years three, six and nine.</p>	<p>The Head Teacher and Children's Services support this proposal.</p>
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Address or Location and Reference	Description	Proposed Transaction	Comments
Disposal of freehold, leasehold or other interest in County Council owned land or buildings			
<p>Units 19 and 21 Mitchell Close Segensworth East, Fareham PO15 5SE</p> <p>10DA/150.919 and 10DA/150.921 David Reece</p>	<p>Unit 19 - industrial unit of approx 97.27 sq m (1,047 sq ft). Unit 21 - mid-terrace industrial unit of approx 210 sq m (2259 sq ft).</p> <p>Both units are situated on an estate of 28 units totalling approx 4243 sq m (45,673 sq ft).</p> <p>The units are of steel frame construction with profiled steel clad elevations under shallow pitched profiled steel roofs.</p>	<p>Unit 19 - early surrender of lease with effect from September or October 2018 to Immaculate Valeting Ltd. Lease expiry date is 6 February 2019. The rent is £10,500 pa.</p> <p>Unit 21 - early surrender of lease with effect from 31 August 2018 to G and E Projects Ltd. Lease expiry date is 15 May 2019. The rent is £16,000 pa.</p> <p>Grant of new lease of unit 21 to Immaculate Valeting Ltd for 6 year term at £20,000 pa with rent review and tenant-only break clause at 3rd year. Rent free period of 6 months to provide for tenant to remove major part of over-sized mezzanine floor at their cost, and to lay new floor surface. The lease is excluded from protection of the Landlord and Tenant Acts</p>	<p>G and E Projects were using unit 21 as approx 80% fitted out offices in breach of their lease user clause for industrial / warehousing uses. They have reinstated the unit back to the position it was at the outset of their lease in 2016.</p> <p>Immaculate Valeting Ltd at unit 19 wishes to trade up to take a new lease of the larger unit 21. Initially they will occupy on a tenancy at will until formal approval is given to the new lease.</p> <p>Unit 19 will become available from October 2018 and given the evidence of recent lettings on the estate can expect to attract a higher rent in the region of £11,500 pa.</p>