

# HAMPSHIRE COUNTY COUNCIL

## Officer Decision Record

<b>Decision Maker:</b>	Steve Clow
<b>Title:</b>	Schedule of Routine Transactions EXEMPT

**Tel:** 01962 847858

**Email:** Steve.clow@hants.gov.uk

### 1. The decision:

1.1. That the proposed transactions be approved on the basis of:

- a) Up to £25,000 for lease/rental costs
- b) Up to £250,000 for sale or purchase capital cost

### 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.

### 6. Supporting information:

Please see attached Schedule.

**Approved by:**

**Date:**

**7 March 2019**

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**Steve Clow B Arch Hons (Glasgow) Dip Arch ARB  
RIBA  
Assistant Director - Property Services**

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

Address or Location and Reference	Description	Proposed Transaction	Comments
<b>Disposal of freehold, leasehold or other interest in County Council owned land or buildings</b>			
<p>***THIS IS A RETROSPECTIVE ENTRY FOR RECORD PURPOSES – ALREADY APPROVED ***</p> <p>5 A SIDE Football Centre Brighton Hill Community School Brighton Way Basingstoke RG22 4HS</p> <p>1E/43.5/Tina Wright</p>	<p>5 a side Football centre within Brighton Hill Community School campus comprising 8 x 5 a side football pitches, 1 x 7 a side football pitch and clubhouse. Total site area of 1.16 hectares (2.87 acres)</p>	<p>Following surrender of the Powerleague Lease with effect from 31/01/2019, terms have been agreed to re-let the same site to a new company called 5 Kings Limited on a new fully repairing and insuring 25 year Lease.</p> <p>The rental under the terms of the new Lease will be a base rental of £10,000 pa with a 'top-up' turnover rent based on 10% of tenant's turnover above £250,000 (net of investment). The base rent is to increase in line with the CPI every 5 years.</p> <p>There will be tenant only breaks at the end of years 1,3,5,10,15 and 20 subject to 6 months' notice and penalty payment of 6 months' rent.</p>	<p>Both Children's Services and the Headteacher of the School are in agreement with these proposals.</p> <p>The school will continue to have use of all the pitches between 8.30 – 3.00 pm on Monday to Friday during term time.</p>

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<p>Detached Kitchen Site, Vernham Dean Primary School, Vernham Dean SP11 0JY</p> <p>4E/18.1 David Reece</p>	<p>Former detached kitchen building of Vernham Dean Primary School situated approx 200 meters to the west of the primary school comprising a narrow site of 132 m2 on which is situated a building of 22.9 m2.</p>	<p>Sale of freehold to neighbouring owner Deborah Richards for £35,000.</p> <p>In the event of planning permission being obtained for more intensive residential use of the land, or as a means of access to develop adjoining land, the purchaser shall pay overage equal to 60% of the difference between the purchase price and the market value of the site as a result of the planning permission.</p>	<p>Children's Services support this transaction. The building and site is vacant and surplus to County Council requirements. No alternative uses have been identified with the community. The sale to the neighbouring owner has support from the Parish Council who own adjoining village hall.</p> <p>A public auction was considered but could be risky with no guarantee of any bids and might only attract an absent buyer who allows the property to stand idle.</p> <p>This disposal strategy has been approved by the Capital Receipts Panel.</p>

Address or Location and Reference	Description	Proposed Transaction	Comments
<b>Disposal of freehold, leasehold or other interest in County Council owned land or buildings</b>			
<p>Land south of Churchill Way West and west of Redon Way, Andover SP10 3JX</p> <p>4/T166/Susanne Boswell</p>	<p>Area of overgrown scurb land adjoining a major roundabout. It is largely surrounded by the major SSEN sub station that feeds Andover and the surrounding area.</p> <p>The site are is approximately 0.6 ha (1.5 acres)</p>	<p>Grant of lease to SSEN for a term of 125 years at an initial rent of £7,500 per annum. The annual rent to be subject to RPI review. SSEN to be fully responsible for the site. SSEN to bear the County Council's proper legal and surveyor's costs.</p>	<p>SSEN wish to take the lease in order to expand their network to deal with the rapid growth of Andover and surrounding area.</p> <p>The Director of ETE has confirmed that the land is surplus to requirements and supports the proposed lease.</p> <p>Due to the presence of substantial underground plant and the proximity of the existing major sub station, the land has no alternative development potential.</p>

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<b>Disposal of freehold, leasehold or other interest in County Council owned land or buildings</b>			
<p>Chesapeake Mill, Mill Lane, Wickham, Fareham, PO17 5JD</p> <p>5P/8.5/Claire Collins</p>	<p>Chesapeake Mill is a Grade 2* Listed building extending to four floors and situated on the River Meon.</p> <p>The building accommodates retail use, a small museum about the history of the building and a tea room. As a result of existing constraints, the tenant has not yet been able to make the top two floors publicly accessible, so this area is therefore not currently in active use.</p> <p>Since acquiring the long leasehold interest in 2004, the tenant has spent circa £500,000 bringing the property back into active use. This includes the repair of the machinery relating to the mill and associated waterwheel.</p>	<p>Disposal of the freehold interest to the current long leaseholder. A consideration of £50,000 is provisionally agreed.</p> <p>Covenants to be included restricting use of the premises to commercial, museum and/or charity use. No form of residential use is permitted whatsoever.</p> <p>The whole property to be open to the public for at least four days per year (in accordance with terms in existing lease).</p> <p>A clawback provision which will entitle HCC to 40% uplift in the property's value should the owner obtain planning permission for anything other than its permitted use.</p>	<p>HCC acquired the freehold of the at-risk property in 1998 and granted a 125 year long leasehold interest to Chesapeake Mill Ltd in June 2004. Since then, the property has undergone major restoration and the original objective has been successfully achieved.</p> <p>The disposal now of the freehold interest will increase the likelihood of the building being brought back into full use; will remove any form of ongoing liability to HCC which includes administrative work associated with items requiring landlord's consent; and will remove potential liabilities for both repair and insurance if the tenant defaults which includes any potential claim in relation to the repair and maintenance of the eastern bank of the River Meon.</p> <p>Given the length of lease remaining, the price represents good value for HCC.</p>

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Itchen and Warners Farm, Compton, Winchester  5SH/7.14/Despina Crabb	Farm comprising a mix of permanent pasture and arable land with farmhouse and range of agricultural buildings, extending to 72.55 hectares (179.27 acres).	Grant of Farm Business Tenancy for seven years from 26 March 2019 until 25 March 2026 at an initial rent of £20,585.00 per annum.	This is a new letting to a new tenant following a competitive marketing exercise
4 Pennington Close Colden Common Winchester SO21 1UR  5CE/24 Susanne Boswell	End of terrace, 2 bedroom residential property with garden with separate semi detached garage recently vacated by secure tenant.	Disposal of freehold with vacant possession following marketing for £245,000. The price reflects full market value.	Property was originally purchased to accommodate a secure tenant who had been asked to relocate by the County Council and who has now vacated to go into a residential home
Elizabeth II Court South Winchester  5M16.11/AES	Rooms 136 and 137 on first floor of approx. 17 sqm (178 sqft) or such other rooms as agreed, for occupation by NHS North East Hants Clinical Commissioning Group	Grant of internal repairing lease for a period of 5 years with effect from 1 <sup>st</sup> July 2018 at a rent of £13,500 per annum plus rates and service charge. There is a break clause exercisable by the tenant after the first year. The lease is to be outside the security of tenure and compensation provisions of Landlord & Tenant Act 1954 part II, as amended.	The CCG already occupy workstation on the third floor on a Licence basis, co-locating with adult services and health care staff within the County Council. The lease of these two additional rooms is to accommodate CCG management staff.

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<b>Other routine transactions – Variation of a long lease</b>			
Unit 7 Mitchell Close, Segensworth, Fareham, PO15 5SE  10/DA/150.907/Isobel Tucker	Mid terrace industrial unit of approx 97.27 sq m (1047 sq ft) on estate of 28 units totalling approx 4243 sq m (45,673 sq ft).  The units are of steel frame construction with profiled steel clad elevations under shallow pitched profiled steel roofs.	Lease renewal to Double Glazing Services Trade Ltd for a term of 6 years from 1 <sup>st</sup> October 2018. Initial rent of £11,750 per annum exclusive with tenant only break clause and rent review at 3 years.	New lease will be contracted out of the Landlord and Tenant Act 1954.  Previous lease expired 31/09/2018.



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<b>Other routine transactions – Variation of a long lease</b>			
Phase II Land at Cartwright Drive, Segensworth South PO15 5RJ  10DA/170.101	HCC is the freeholder of this vacant industrial site of approximately 2.65 acres. ( 1.1 ha ) situated on Segensworth South industrial Estate.	The site is currently held on a 125 year ground lease at a rent of one peppercorn pa.by Raymarine UK Ltd. who occupy the adjoining site. The Lessee recently submitted an application for consent to assign the lease to a development company Marick Real Estate Ltd. To enable development a number of variations to the head-lease were agreed including: 1. User clause in the lease to be expanded to include B2 and B8 uses under the Town & Country Planning ( Use Classes Order ) 1987 2. Increase in the length of the term to give a 125 year term unexpired. A consideration of £150,000 ex VAT has been agreed plus payment of the County Council's surveyor's fees and legal fees.	The variations to the headlease reflect the flexibility required to gain funding and build out new employment sites in the current market. The sums agreed support local employment and investment whilst maintaining the County Council's commercial interests as landowner.