

REPORT FROM: CHIEF EXECUTIVE
TO: POLICY AND RESOURCES COMMITTEE
DATE: 17th SEPTEMBER 2020

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**LAND ADJOINING 1 KIRBY ROAD,
LOMESHAYE INDUSTRIAL ESTATE, NELSON**

PURPOSE OF REPORT

To consider a request to extend the long lease of the land shown edged black on the plan.

RECOMMENDATION

That this Committee agrees to the lease being extended to a 125 year term, and that the Chief Executive be authorised to negotiate terms for the lease extension.

REASONS FOR RECOMMENDATION

An extension to the lease would secure long term occupation of the land and the Council would receive a premium.

None of the other Council owned areas on the industrial estate are occupied on leases longer than 125 years. For this reason the recommendation is for the remaining 80 year term of the lease to be extended by 45 years with payment of a premium to be negotiated. This would result in the lease being for a 125 year term.

BACKGROUND

1. The land shown edged black is subject to a 99 year lease from April 2001 from the Council to Thomas Case at a one off premium of £11,500, and the lease allows storage and sale of boats with ancilliary parking.
2. The lease was assigned to Phillip Ashley in 2003, but the land has not been used for some time, the lessee no longer has a requirement for the land and wishes to assign his interest. He says this is proving difficult within the remaining 80 years of the term and has requested for the lease to be extended to a 125 year term.

ISSUE

3. The land has been unused for some time and an extension to the lease may result in a long term occupation and the Council receiving a premium.

IMPLICATIONS

Policy: No policy implications are considered to arise directly from this report.

Financial: The Council would receive a premium for the extension of the lease.

Legal: No legal implications are considered to arise directly from this report.

Risk Management: No implications are considered to arise directly from this report.

Health and Safety: No implications are considered to arise directly from this report.

Climate Change: No implications are considered to arise directly from this report

Community Safety: No implications are considered to arise directly from this report

Equality and Diversity: No implications are considered to arise directly from this report

APPENDICES

Location plan

LIST OF BACKGROUND PAPERS

None