



**RECORD OF DELEGATED DECISION (OFFICER) –
CORPORATE PROPERTY**

1. Decision Reference No.	CEX428
2. Name/Title of Officer	Pranali Parikh Director for Growth and Regeneration
3. Email address of Officer	pparikh@melton.gov.uk
4. Title / Subject Matter:	Approval to issue a new lease for Unit 60 Snow Hill
5. Type of Decision:	PUBLIC
6. Key Decision?	No
7. Decision Taken:	<ol style="list-style-type: none">1. To enter into a new lease for 60 Snow Hill Industrial Estate pursuant to the terms agreed.2. For Legal Services to draft and complete the necessary legal paperwork.
8. Reasons for Decision:	<p>Unit 60 Snow Hill is let to Country Road Campers. The current lease is due to expire on the 8th April 2024.</p> <p>The tenants have confirmed their intention to continue their occupation of the premises. The tenants have indicated that they only wish to take on a three year lease of the unit.</p> <p>A review of the rent has taken place and the increased rent is agreed. This is in line with comparable rents for similar properties in the Melton locality and is in line with other rents on the estate.</p> <p>All other terms and conditions will remain the same as the existing agreement.</p>
9. Authority / Legal Power:	<p>The Director for Growth and Regeneration through the Local Scheme of Delegation has delegated powers and functions in relation to: Asset management, Facilities Management, Property development and investment, vested in them under the Officer Scheme of Delegation and the Cabinet Scheme of Delegation, to the Corporate Property and Assets Manager.</p>

10. Implications:

Legal	<p>The Council can dispose of the Unit pursuant to S.123 Local Government Act 1972 i.e. a power to dispose of land (including leasehold) as long as it is for the best consideration that can be reasonably be obtained.</p> <p>The Lease is excluded from the provisions of ss24-28 Landlord and Tenant Act 1954 so the Tenant will not have any statutory right to a new lease at the end of the term which protects the Council's position as Landlord.</p> <p>Legal Services will be instructed to draft/review relevant documents.</p> <p>Legal – 12 March 2024</p>
Finance	<p>The proposed rent is in line with budget expectations and will be an increase on the previous lease charge.</p> <p>Finance – 11 March 2024.</p>

11. Decision Maker with authority to sign:

Email approval
Pranali Parikh
Director for Growth and Regeneration

12. Date:

13 March 2024

Please send decision notice to legal@melton.gov.uk when sending instructions