

Record of officer decision

Decision title:	Grant of Lease of part Widemarsh Children's Centre Children's Centre, Hereford to Lollipops Nursery & Creche Ltd
Date of decision:	21 May 2018.
Decision maker:	Chief Finance Officer.
Authority for delegated decision:	<p>Herefordshire Council's constitution - Scheme of Delegation Part 3 Functions Scheme, Section 7 Officer Functions</p> <ol style="list-style-type: none"> 1. 3.7.6 Delegation to Chief Executive 2. 3.7.13 Sub delegation by Chief Executive to officers 3. Appendix 1 Chief Executive's Scheme of Delegation to Officers – specific sub-delegation to Chief Finance Officer
Ward:	Widemarsh
Consultation:	Public consultation on the use of this building including leasing part to a private nursery was undertaken in the 2017 Children's Centre review which informed the Cabinet Decision of 14 September 2017 out of which the grant of this lease arises.
Decision made:	Approve grant of 4 year lease
Reasons for decision:	<ul style="list-style-type: none"> • The 2017 review of children's centres proposed that the current HC service provision from this building should be reduced and part of the building be made available for use by a private nursery to achieve cost savings and a regular income stream and this was approved by Cabinet on 14 September 2017 • The delivery of reduced in-house early years children's services will continue in a smaller area of the building. • Occupation by a private nursery will also contribute to delivery of early years services to the 0- 5 age group and enhance the provision of childcare to the local community • The selection of a suitable nursery (tenant) has been undertaken by open tender seeking open market rental bids from approved Ofsted registered providers • The highest rental tender was selected and came from a provider registered as good by Ofsted. • The lease provides for the payment of open market rent as evidenced by the open tender and for the transfer of other outgoing in respect of the leased premises to the incoming tenant. • The lease will be for a term of 4 years with a rent review after 2 years, a landlord's break clause operable on 6

	<p>months' notice after 2 years and will be excluded from security provisions of Landlord & Tenant Act 1954.</p> <ul style="list-style-type: none"> The required use under the lease will be early years childcare and education provision and the setting must be registered by Ofsted as at least good and aspiring to outstanding throughout the lease term
Highlight any associated risks/finance/legal/equality considerations:	None
Details of any alternative options considered and rejected:	None
Details of any declarations of interest made:	None

Signed..... Date: 21 May 2018

CHIEF FINANCIAL OFFICER