

Record of officer decision

Decision title:	Former Robert Owen Academy - Consent to Grant Sub-Lease: Ministry of Housing Local Government and Communities (MHLGC) to NMiTE (University)
Date of decision:	29 th May 2019
Decision maker:	Chris Jenner, Associate Director Technical Services, Economy & Place Directorate
Authority for delegated decision:	The authority to take this decision is in accordance with the Chief Executives Scheme of Delegation
Ward:	Widemarsh
Consultation:	Consultation has taken place with the Cabinet Member for Assets and Contracts along with the ward member. In addition Legal Services have been consulted and commented on in respect of the legal documentation.
Decision made:	To grant landlord (freeholder) consent to permit the MHLGC to grant a sublease for a term of 50 years to the University (NMiTE) to enable the former Robert Owen Academy to be used for education purposes.
Reasons for decision:	The MHLGC currently hold a lease for a term of 125 years from 2014 and the rent is one peppercorn per annum. The MHLGC wish to grant a sub-lease to the University for a term of 50 years, which will enable the establishment of the University's first education facility. Herefordshire Council is supportive of the establishment of the University and therefore has no objection to the grant of consent as enabling this facility accords with the council's objectives.
Highlight any associated risks/finance/legal/equality considerations:	The sub-lease and associated documentation has been reviewed by Property Services and Legal Services whom are both satisfied with the content. Should the University fail or the sub lease terminate before expiry, the head-lease will remain with the MHLGC who, as a government ministry, are therefore a solid covenant and represent minimal risk.
Details of any alternative options considered and rejected:	Not to grant consent to the sub-lease: this would not be supportive of the University and could be subject to legal challenge by the MHLGC under the terms of their lease with the Council.
Details of any declarations of interest made:	None

Signed..... Date:

CHRIS JENNER
ACTING ASSISTANT DIRECTOR FOR TECHNICAL SERVICES

