

Record of officer decision

Decision title:	Licence to occupy in respect of Unit 9 Brunel Workshops Ashburton Industrial Estate Ross on Wye
Date of decision:	6 October 2020
Decision maker:	Strategic Property Services Manager.
Authority for delegated decision:	The Economy and Place Directorate's scheme of delegation dated 2.10. 2020 (line 54) gives the Strategic Property Services Manager the authority to take the decision
Ward:	Ross East
Consultation:	None
Decision made:	Approve grant of licence to occupy in respect of Unit 9 Brunel Workshops Ross on Wye
Reasons for decision:	<ol style="list-style-type: none"> 1. The property is owned by the council as part of its property investment portfolio held to deliver optimum commercial returns through rental income which is used to support the council's strategic objectives in line with the corporate plan 2016 – 2020. 2. The property comprises a very small workshop suitable for small craft type businesses and/or new start-ups inside a multi-occupied building and a more flexible form of agreement such as a licence is considered more appropriate than a fixed term lease 3. The property has recently been vacated and an existing tenant in the building wishes to take the unit to provide additional space for his business and facilitate expansion. 4. The tenant has a satisfactory record of meeting their commitments under their existing tenancy including payment of rent and other outgoings. 5. The terms agreed reflect current market rents in the vicinity 6. If the licence is not granted the unit will revert to the council with a resultant loss of income and holding costs incurred. 7. If the unit does revert to the council finding a replacement tenant might be very difficult in the current pandemic
Highlight any associated risks/finance/legal/equality considerations:	<p>The risk of an empty unit being returned to the council along with holding costs and loss of income will be mitigated by granting the licence.</p> <p>The risk of the property standing empty for any extended period during the coronavirus epidemic will be eliminated by letting the property to an existing council tenant with a proven track record</p>
Details of any alternative options considered and	None

rejected:	
Details of any declarations of interest made:	None

Signed:
Strategic Property Services Manager

Date: 6 October 2020