

Record of officer decision

Decision title:	Licence to Occupy of Part Widemarsh Childrens Centre, Hereford to Lollipops Nursery & Creche
Date of decision:	2 August 2021
Decision maker:	Assistant Director Technical Services
Authority for delegated decision:	The Economy and Place Directorate's scheme of delegation dated 28 April 2021 (line 54) gives the Assistant Director for Technical Services the authority to take the decision
Ward:	Widemarsh
Consultation:	With Childrens Centre Services Manager who is supportive of the grant of the licence
Decision made:	Approve grant of licence to occupy in respect of part of Widemarsh Childrens Centre
Reasons for decision:	<p>Widemarsh Childrens Centre is owned and partly occupied by the council for the purposes of delivering services to children and young families. Part of the space is not currently required for service provision and is unused</p> <p>A further part of the property is leased to Lollipops Nursery & Creche who provide a service that complements the council's provision, demand for their childcare spaces is increasing and they have requested that they be permitted to use the vacant space</p> <p>Terms for a licence have been provisionally agreed on the basis of current market rents</p> <p>The licence provides a first step to allow both parties to review whether the arrangement should be put on a more formal basis by the grant of a lease and that will be considered when the lease of their adjoining premises expires in 2022</p> <p>The tenant has a satisfactory record of meeting their commitments under their existing lease including payment of rent and other outgoings.</p>
Highlight any associated risks/finance/legal/equality considerations:	<p>Any risks which arise as a result of this licence will be mitigated by the provision of a termination clause.</p> <p>Not granting the licence risks losing the opportunity to reduce the council's running costs in respect of the building and the opportunity to increase rental income</p>
Details of any alternative options considered and rejected:	Letting the empty space to an alternative occupier has been rejected as it is too small to be viable in its own right
Details of any declarations of interest made:	None

Signed

Assistant Director Technical Services

Date: 2 August 2021