

## Record of officer decision

<b>Decision title:</b>	Lease Renewal in respect of Busy Bees Nursery, Bye Street, Ledbury
<b>Date of decision:</b>	29.11.2023
<b>Decision maker:</b>	Strategic Assets Delivery Director.
<b>Authority for delegated decision:</b>	Corporate Services' scheme of delegation dated July 2023 updated August 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision
<b>Ward:</b>	Ledbury North
<b>Consultation:</b>	With Early Years in Children and Young People Directorate
<b>Decision made:</b>	Approve the renewal of the lease in respect of the premises
<b>Reasons for decision:</b>	<ol style="list-style-type: none"> <li>1. The tenant occupies the property under a lease which expires in February 2024 and is excluded from the security of tenure provisions of the Landlord &amp; Tenant Act 1954.</li> <li>2. The tenant has confirmed they wish to remain and take a new lease of the premises.</li> <li>3. The Early Years team have been consulted and wish to see this much needed pre-school care setting retained as there is a shortage of such provision in Ledbury</li> <li>4. The terms agreed are for a 5 year lease on full repairing terms at market rent.</li> </ol>
<b>Highlight any associated risks/finance/legal/equality considerations:</b>	The Council's legal team will draft the new lease to ensure the Council's position is protected.
<b>Details of any alternative options considered and rejected:</b>	A proposal to share the building with an additional user has been considered but did not progress due to financial constraints relating to adaptations that would be required
<b>Details of any declarations of interest made:</b>	None

Signed..... Date: 29.11.2023  
 Strategic Assets Delivery Director