

Record of officer decision

Decision title:	Renewal of lease of land at The Maltings Car Park, Henry Street, Ross on Wye
Date of decision:	2 nd February 2024
Decision maker:	Strategic Assets Delivery Director
Authority for delegated decision:	Corporate Services' scheme of delegation dated August 2023 (line 35) gives the Strategic Assets Delivery Director the authority to take the decision in liaison with Legal Services
Ward:	Ross East
Consultation:	Cllr O'Driscoll is aware of the proposed lease renewal and ongoing negotiations. The Parking team have been aware of negotiations and have approved the lease renewal on the agreed terms.
Decision made:	To enter a new Lease with the Landlord as detailed in the confidential appended Heads of Terms
Reasons for decision:	To ensure that appropriately managed town centre car parking needs continue to be met in Ross on Wye and a revenue income stream is maintained across both elements of this part owned and part leased car park.
Highlight any associated risks/finance/legal/equality considerations:	The new lease includes provision for a revised rental payment, which adds to the Service's revenue cost. However, the Service Accountant has confirmed the negotiated terms are acceptable.
Details of any alternative options considered and rejected:	Options considered included:- <ol style="list-style-type: none"> 1. Surrender the leased portion of the car park following the Landlord's Notice to Quit (NTQ) with immediate loss of revenue income stream, whilst continuing to operate a much smaller Council owned park (Rejected) 2. Surrender the leased portion of the car park following the Landlord's Notice to Quit (NTQ) and enter negotiations with the Landlord for the sale of the smaller Council-owned part of this combined site with the loss of all revenue income streams (Rejected) 3. Surrender the leased portion of the car park following the Landlord's Notice to Quit (NTQ) and enter negotiations with the Landlord for the Landlord to rent the smaller Council-owned part of this combined site with the loss of all current revenue income streams apart from the receipt of a modest rent under a new lease (Rejected) 4. Serve a counter-notice opposing the NTQ and apply to the Courts for a new lease, whilst also attempting to negotiate with the Landlord directly (Progressed)
Details of any declarations of interest made:	None

Signed..... Date:

Sarah Jowett
Strategic Assets Delivery Director