

HAMPSHIRE COUNTY COUNCIL

Officer Decision Record

Decision Maker:	Tony Davison
Title:	Schedule of Routine Transactions EXEMPT

Tel: 01962 846952

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1. The decision:

- 1.1. That the proposed transactions under £25,000 per annum for rental values and £25,000 for capital values be approved

2. Reason(s) for the decision:

- 2.1. The transactions detailed in the Schedule will ensure efficient and effective use of the County Council's property assets.
- 2.2. Collectively, the proposals support all the Corporate Priorities: Hampshire safer and more secure all, maximising wellbeing and enhancing our quality of space.

3. Other options considered and rejected:

- 3.1. Not applicable.

4. Conflicts of interest:

- 4.1. Conflict of interest declared by an Executive Member who is consulted by the officer which relates to the decision:

None.

5. Dispensation granted by the Head of Paid Service:

- 5.1 None.

Approved by:

Date:

10 August 2018

**Tony Davison MRTPI BScTP DipUrbDes MBA
Strategic Manager – Assets & Development**

**On behalf of the Director of Culture, Communities
and Business Services**

Address or Location and Reference	Description	Proposed Transaction	Comments
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Disposal of freehold, leasehold or other interest in County Council owned land or buildings

<p>Tavistock Preschool Tavistock Infant School Broadacres Fleet GU51 4EB 2E/15.1/Tina Phillips</p>	<p>Stand alone building within the school grounds. 137.59 sq m (1,481 sq ft)</p>	<p>Renewal of lease for 10 years including break clause provision on 6 months' notice by either party. Initial revised rent to be £11,665 pa, an increase from existing rent of £10,275 pa Initial revised maintenance charge based on new SLA formula to be £2,179, a decrease from existing charge of £2,576 pa</p>	<p>The Headteacher and Childrens Services support this renewal Rent to be based on standard pre-school formula which is 7% of gross income as agreed with Children's Services.</p>
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<p>Children's Links t/a Maple Vue Nursery Former Maple Vue Children's Centre Belle Vue Road Aldershot GU12 4RZ</p> <p>3E/26.1/Tina Phillips</p>	<p>Nursery in former Children's Centre on the Alderwood Infant school site. Floor area approx. 244 sq. m (2,626 sq. ft.)</p>	<p>Granting of a new 5 year lease to Children's Links t/a Maple Vue Nursery subject to mutual break option at any time on 6 months' notice. Initial rent to be £10,703 pa and subject to review at the end of year 2.</p> <p>Initial maintenance charge £3,157.48 pa subject to annual reviews commencing April 2019</p> <p>Current rent £15,120 pa and service charge £1,260 pa.</p>	<p>Children's Services and Head Teacher both support this agreement.</p> <p>The rent has been calculated based on the standard pre-school formula, which is based on 7% of gross income. The Tenant has had a recent drop in income hence the rent reduction.</p>
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<p>Hayter House Hayter Gardens Romsey Hampshire SO51 7QU</p> <p>4/CE/20 / LPM</p>	<p>Vacant historic two-storey brick and pitched roof building, formerly the Romsey Registration Office, more recently occupied by Adult Services as a temporary Day Centre.</p> <p>164 sq m (1767 sq ft)</p>	<p>New Lease to: Neighbouring Nightingale Doctor's surgery</p> <p>Repairing obligations: Internal repairing and insuring of building Term: 10 years Rent: £20,000 per annum excluding VAT Rent Review: 5 yearly to Open Market Value Break: Tenant only after 5 years 1954 Act: Lease to be excluded from security of tenure provisions Option/Pre-emption: Tenant to have the Option to purchase the property during the lease term at a Price to be agreed.</p>	<p>Building now vacant after Adult Services withdrew from the property at the beginning of July 2018. Building provides very basic office accommodation, requiring extensive redecoration. Potential letting to Doctor's surgery will ensure the property does not remain vacant for too long.</p> <p>Alternative uses limited without extensive internal reconfiguration or demolition.</p>
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Unit 23, Mitchell Close, Segensworth East, Fareham 10DA/150.923/Isobel Tucker	Semi-detached industrial unit of approx. 97.27 sq. m (1047 sq. ft.) on estate of 28 units totalling approx. 4243 sq. m (45,673 sq. ft.). The units are of steel frame construction with profiled steel clad elevations under shallow pitched profiled steel roofs.	Grant of new lease to Studio Incar (Carl Shakespeare) for a term of 5 years with effect from lease completion. Rent £11,750 per annum. Upward only rent review at 3 years at open market value.	Existing tenant's lease will end on 31 July 2018.
Steady Steps Pre-School Rowner Infant School Copse Lane Gosport PO13 0DH 11E/34.3/Tina Wright	Self-contained pre-school accommodation at Rowner Infant School within the school grounds. of 136 sq. m (1464 sq. ft.)	Renewal of the Lease to the pre-school for a further term of 10 years. The rental in the new Lease will be increased to £10,940 pa and maintenance charge will be £2,790 pa. Under the terms of the previous Lease the rental was £10,000 pa and maintenance charge was £2,550 pa	Both the Head teacher and Children's Services are in agreement with this proposal