

**30 June 2015**

**Policy, Finance and Resources Committee**

**King Georges Playing Fields Cafe – Lease Renewal**

**Report of:** *Russell Clinker, Senior Asset Manager*

**Wards Affected:** *Brentwood South*

**This report is:** *Public*

**1. Executive Summary**

- 1.1 This cafe is let to Emine Mani t/a Mani Caterers. The tenant was originally granted a lease from May 2006 which has now expired. Provisional agreement has been reached regarding a new lease and approval is sought from the Committee to conclude and regularise the tenancy.

**2. Recommendation (s)**

- 2.1 That delegated authority be given to the Head of Paid Service to grant a new lease to Emine Mani t/a Mani Caterers incorporating the terms as set out in Appendix A (Exempt).

**3. Introduction and Background**

- 3.1 The property is situated in the principal pavilion complex close to the first tee of Hartswood golf course and the main car park for King Georges Playing Fields.
- 3.2 The subject property comprises ground floor cafe with ancillary accommodation. The cafe has 20 covers.
- 3.3 Outline Heads of Terms have now been agreed details of which are set out in Appendix A.

**4. Issues, Options and Analysis of Options**

- 4.1 If the recommendation is not approved the tenant may decide to vacate and the Council would lose revenue.

4.2 The provisionally agreed renewal provides that Council with an increased and more secure revenue stream.

4.3 The proposed terms for the new lease are set out in Appendix A.

## 5. **Reasons for Recommendation**

5.1 To ensure that an revenue stream is maintained

## 6. **Consultation**

6.1 None at this stage

## 7. **References to Corporate Plan**

7.1 The key links to the Corporate Plan 2013 –16, are specifically:

- a) A Prosperous Borough
- b) Set planning policy that supports discerning economic growth and sustainable development
- c) Promote a mixed economic base across the Borough, maximising opportunities in the town centres for retail and balanced night time economy

## 8. **Implications**

### 8.1 **Financial Implications**

**Name & Title:** Christopher Leslie/ Finance Director/ s151 Officer  
**Tel & Email** 01277 312542 / christopher.leslie@brentwood.gov.uk

The new lease will provide an increase in revenue providing additional income to the General Fund.

### 8.2 **Legal Implications**

**Name & Title:** Christopher Potter/Monitoring Officer & Head of Support Services  
**Tel & Email** 01277 312860/christopher.potter@brentwood.gov.uk

The Council's disposal powers are contained in section 123 of the Local Government Act 1972, and section 1 of the Localism Act 2011 also provides local authorities with a general power of competence. Under section 123 of the Local Government Act 1972 the Council has the power to dispose of land in any manner that they wish. The main constraint is that the disposal (other than a short tenancy i.e. one with a term of less than seven years) must be for the best consideration reasonably obtainable unless there is ministerial consent or the transfer is to further

local well being. The recommendation is within these powers and the letting represents best consideration.

8.3 **Other Implications** (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

None

## 9 **Appendices**

Appendix A – (Exempt)

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