

## DECISION UNDER DELEGATED POWERS

Subject	New 3 year lease of land to the rear of 3Trusteel Houses, Cosford Road, Cosford to the current tenant.
Officer Requesting Decision	Property Officer
Officer Making the Decision	Chief Officer Communities and Homes
Authority for Decision	Delegated authority under paragraph 2.5 (a) of Part 2B of Rugby Borough Council's Constitution – each Chief Officer is authorised to take any action on matters relating to the day-to-day administration of services within their remit including the issuing of all notices, licences, orders and other legal action as appropriate.
Recommendation	A new 3 year Lease of the land to the rear of 3Trusteel Houses be granted to the current tenant, on similar terms to the current Licence at an new rent of £85.00 per annum.
Alternatives considered and rejected	Termination of the current Garden Licence.  The Council would become liable for the repair and maintenance of the land. If left vacant, it will quickly become overgrown.
Decision	APPROVE
Reason	The property has been used by the current tenant since 2000 by way of a Garden Licence. Legal advice is the land is required to be subject to a lease rather than a Licence to protect it from becoming part of the tenancy and therefore becoming eligible to be included in a RtB disposal.  The Council needs to protect its interest in the land as there may be potential for development in the long term.
Date	10 April 2024

Background Papers	Officers emails
Decision record kept until	10 April 2030
Background papers kept until	10 April 2028

Signed........Dated... 10 April 2024