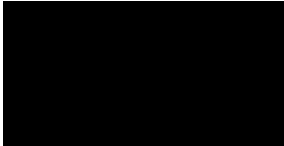


DECISION UNDER DELEGATED POWERS

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|--------------------------------------|--|
| Subject | Renewal of 5 year Lease of Shop at Fosse Crescent, Princethorpe, known as Queen B's |
| Officer Requesting Decision | Property Officer |
| Officer Making the Decision | Deputy Executive Director |
| 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 further 5 year Lease be granted to the current tenant on similar terms as the current lease at a rent of £5,200 as agreed by the Councils Valuer. |
| Alternatives considered and rejected | Termination of the Lease. As the lease is a Business Tenancy, termination of the Lease is not an option without compensation being paid to the lessee. Due to planning restrictions Policy HS3: Protection and Provision of Local Shops, Community Facilities and Services, there is no value to the Council in selling the property and it is best retained as an investment property. |
| Decision | APPROVE |
| Reason | The property is a Corporate Property and has been leased to the current tenant for the past 8 years. She has been a good tenant and has made a number of improvements to the property over and above her lease responsibilities. The planning restrictions control the use of the property as a rural shop and there is no value to the Council in disposing of the property and it is best retained as an investment property. |

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|------------------------------|------------------------------|
| Date | 22 August 2022 |
| Background Papers | Valuation and officers email |
| Decision record kept until | 22 August 2028 |
| Background papers kept until | 22 August 2026 |

Signed



Dated: 22 August 2022