

1st December 2023

REPORT OF THE GROUP MANAGER, PROPERTY ASSET MANAGEMENT

SHOP KIOSK 1, MANSFIELD BUS STATION, QUAKER WAY – LEASE RENEWAL AND RENT REVIEW

Purpose of the Report

1. To seek approval to the grant of a lease renewal in respect of shop kiosk 1 at Mansfield Bus Station and the agreement of an outstanding rent review.

Information

2. This report contains an exempt appendix which is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended). Information relating to any individual or the business affairs of a particular person (including the authority holding that information). Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3. The County Council holds the bus station under a 99 year lease which was granted by Mansfield District Council commencing with effect from on 8th February 2012 at a peppercorn rent. In accordance with the terms of this lease NCC is permitted to sub-let part of the premises with the prior written consent of the District Council.
4. A shop unit at the station is currently sub-let by the County Council on the basis of a 10 year lease with an expiry date of 21st April 2023. There is also an outstanding rent review effective 22nd April 2018.
5. This report seeks approval to the grant of a new 10 year lease of the property as shown edged and hatched black on the attached plan to the existing tenant on the basis of the terms outlined in the exempt Appendix, agreement of the outstanding rent review and the entering into an agreement with Mansfield District Council providing consent to the sub-letting.

Consultation

6. The Cabinet Member for Economic Development and Asset Management and the Ward Councillor are to be consulted regarding this proposal.

Other Options Considered

7. The Council could seek to oppose a renewal of the lease but this option has been discounted since there is no requirement for occupation of the premises.

Reasons for Recommendations

8. To enable the retail unit to continue to trade and deliver a rental income to the County Council.

Statutory and Policy Implications

9. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial implications

10. The new lease will provide a rent to the Council as outlined in the exempt appendix.

RECOMMENDATIONS

That approval be given to:

- 1) the grant of a 10 year lease of Shop Kiosk 1 at Mansfield Bus Station as shown edged and hatched black on the attached plan on the basis of the main terms outlined in the exempt appendix.
- 2) agreement of the outstanding rent review effective 22nd April 2018 on the basis set out in the exempt appendix.
- 3) the entering into an agreement with Mansfield District Council providing consent to the sub-letting in accordance with the terms of the head lease.

Neil Gamble
Group Manager, Property Asset Management

For any enquiries about this report please contact: Neil Gamble, Group Manager, Property Asset Management, Tel: 0115 977 3045

Constitutional Comments (SM 16/11/2023)

12. The recommendation falls within the remit of the delegation to the Service Director Green Growth, Investment and Assets by the Cabinet Member Economic Development and Asset Management on 19th September 2023.

Financial Comments (PA 15/11/2023)

13. The financial implications are set out in the exempt appendix.

Background Papers and Published Documents

- None.

Electoral Division(s) and Member(s) Affected

- Mansfield South
- Councillors Andre Camilleri and Stephen Garner

File ref.:BH/SB/07579

SP: 4095

Properties affected: 07579: Mansfield Bus Station