

LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

DECISIONS made by the Lead Member for Resources and Climate Change, Councillor Nick Bennett, on 16 November 2021 Via MS Teams

41. DECISIONS MADE BY THE LEAD CABINET MEMBER ON 1 OCTOBER 2021

41.1 The Lead Member approved as a correct record the minutes of the meeting held on 1 October 2021.

42. REPORTS

42.1 Reports referred to in the minutes below are contained in the minute book.

43. GRANT OF 30-YEAR LEASES TO RYE PARTNERSHIP FOR TILLING GREEN COMMUNITY CENTRE, 13 MASON ROAD, RYE, EAST SUSSEX TN31 7BE

43.1 The Lead Member considered a report by the Chief Operating Officer. The end date of the current lease was clarified as being 2025.

DECISIONS

43.2 The Lead Member RESOLVED to (1) agree to the grant of two leases and terms in respect to the letting of Tilling Green Community Centre contained in the Exempt report at a later agenda item; and

(2) delegate authority to the Chief Operating Officer to approve the terms of and enter into the lease and take any other actions considered appropriate to give effect to the above recommendation.

Reasons

43.3 The grant of a 30-year lease for the building follows a detailed review undertaken by Property. The three key elements considered are:

- i. The business plan sets out the wider environmental, social, and economic benefits that will be extended at Tilling Green Community Centre.
- ii. The proposed wider range of uses and services at the property matches several of the Council's overarching priorities, as set out in paragraph 2.1 of the report, as well as meeting key priority outcomes in the Council Plan 2021/22.
- iii. The business plan outlines environmental, social, and economic wellbeing outcomes with clear benefits which supports the Council's ability under Local Government Act 1972: General Consent Order 2003 to grant a lease at below market value.

43.4 The proposed lease structure will involve the surrender of the existing lease for all Tilling Green Community Centre including the playing field. There will be two leases. The lease for the building does not have a landlord break clause and the new lease requires capital investment and energy efficiency works to be undertaken by Rye Partnership (RP) within 3 years. The structure of the lease will reinforce RP obligations to maintain and repair the asset at their cost. The lease for the playing field has a landlord only break clause so at a future date the Council could consider options available for this land.

44. EXCLUSION OF PUBLIC AND PRESS

44.1 It was RESOLVED to exclude the public and press for the remaining agenda items on the grounds that if the public and press were present there would be disclosure to them of exempt information as specified in paragraph 3 of Part 1 of the Local Government Act 1972 (as amended), namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

45. GRANT OF 30-YEAR LEASES TO RYE PARTNERSHIP FOR TILLING GREEN COMMUNITY CENTRE, 13 MASON ROAD, RYE, EAST SUSSEX TN31 7BE - EXEMPT INFORMATION

45.1 The Lead Member considered a report which contained exempt information in support of an earlier agenda item.

45.2 The Lead Member RESOLVED to note the information.