

Key Decision Required:	No	In the Forward Plan:	Yes
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PORTFOLIO HOLDER FOR FINANCE AND CORPORATE RESOURCES

21 April 2020

A. GRANT OF A NEW LEASE FOR GREEN ELMS HEALTH CENTRE, 2 NAYLAND DRIVE, CLACTON ON SEA

(Report prepared by Layla Davey)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To approve the principle of the granting of a new lease of Green Elms Health Centre, 2 Nayland Drive, Clacton on Sea.

EXECUTIVE SUMMARY

NHS Property Services, are holding over on their current lease the term of which expired in 2011. The Tenant is now seeking a new Lease for a 10 year term.

It is proposed to grant a new Lease in accordance with the Heads of Terms set out in the concurrent confidential report.

RECOMMENDATIONS

That Portfolio Holder approves the principle of the granting of a new 10 year Lease.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The new lease will contribute to the following Council priorities:

- Support improved community health
- Make the most of our assets

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The granting of a new lease will continue to provide an income to the council and retain the freehold of the asset.

Risk

The tenant is responsible for the full repair and maintenance of the property under the

Lease and Officers will monitor the property and ensure that the conditions within the Lease are met.

LEGAL

In coming to decisions in relation to management of assets, the Council must act in accordance with its statutory duties and responsibilities. Under case law following Section 120 of Local Government Act 1972, the Council is obliged to ensure that the management of its assets are for the benefit of the district.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of Crime and Disorder, Equality and Diversity, Health Inequalities, Consultation/Public Engagement and Wards; and any significant issues are set out below.

Ward Councillors have been advised of this report.

Ward

Bluehouse

PART 3 – SUPPORTING INFORMATION

BACKGROUND

This property has been leased for use as a doctors surgery since 1985, the most recent lease being to NHS Property Services.

CURRENT POSITION

The current tenants are currently holding over on a lease which expired in 2011. Following a long negotiation period, Heads of Terms have now been agreed and they wish to renew the lease for a further term of 10 years in order to continue using the property for a surgery at this site.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A: Location Plan