

Officer Decision Notice	Classification: Unrestricted	 STROUD DISTRICT COUNCIL
Report of: Strategic Director of Resources		
Subject / Title: Waiving of rents and associated service charges at Brimscombe Port		
Date of Decision: 05 October 2021		

1. SUMMARY

- 1.1 As part of the process for preparing Units on Brimscombe Port for demolition, and subsequent redevelopment, a number of tenants have been required to vacate their units at the end of their lease periods.
- 1.2 Three tenants continued occupancy after the end of their lease periods due to difficulties in finding new premises. These included
 - Rush Skatepark – Unit 3 Industrial Estate – Lease ended 17th January 2021
 - Grace Network – Units 1A, 2A and 4 Business Park – Lease ended 30th June 2021
- 1.3 With no lease arrangements in place the Council has not been able to invoice for rent, service charges, utilities and other costs since these dates.
- 1.4 Strategy and Resources Committee has previously voted unanimously to authorise the Head of Property Services to take all available steps, including legal action, to ensure vacant possession of the Units.
- 1.5 Vacant possession has now been secured and all legal action has been dropped.

2. DECISION TAKEN

- 2.1 No invoices will be raised in respect of rent, service charges, utilities, insurance and other costs for Rush or Grace Network to reflect the occupation

of their Units at Brimscombe Port in between the end of their lease agreements and their vacation of the site.

- 2.2 Although no contractual arrangements were in place, estimated sums foregone have been calculated using the previous agreements. These estimates are as follows.

Rush – Rent £ 40,177 Service Charge and Other Costs £14,170
Grace Network – Rent £ 9,850 Service Charge and Other Costs £3,562

All sums are estimated inclusive of VAT at the relevant rate.

3. REASONS FOR THE DECISION

- 3.1 These tenants have now vacated the Brimscombe Port site and keys have been returned. The legal processes to retain possession have therefore been dropped.
- 3.2 Strategy and Resources Committee have unanimously voted to support Rush and the Grace Network. This decision is part of the process of implementing that support.
- 3.3 This does not reflect a write off of debt as these sums have not been invoiced to these organisations. There was no contractual arrangement to invoice and no sums have been included in Council income budgets.
- 3.4 Leaders of all four political parties have been consulted on this decision and are in agreement.

4. ALTERNATIVE OPTIONS

- 4.1 None

5. CONSULTATION

- 5.1 In reaching this decision, the decision maker has consulted with and has the agreement of the following:
- All four political Group Leaders
 - Brimscombe Port Project Board
 - Chief Executive
 - Head of Property Services
 - Strategic Director of Place

6. Conflicts of Interest Declaration

6.1 None

A handwritten signature in black ink, appearing to be 'A. C. ...' with a stylized flourish at the end.

Signed.....
(Strategic Director of Resources)

