

Bolsover District Council

Meeting of the Executive on 27th January 2025

Lease of 8a Cavendish Walk, Bolsover

Report of the Portfolio Holder for Growth

Classification	Open
Report By	Lorri Darby Developments and Contracts Officer, Dragonfly Management (Bolsover) Limited

PURPOSE/SUMMARY OF REPORT

- To seek Member's approval to enter into a lease agreement with Bolsover Community and Voluntary Service (BCVS) on 8a Cavendish Walk, Bolsover on the terms detailed in the report.

REPORT DETAILS

1. Background

- 1.1 The tenancy agreement for 8a Cavendish Walk, Bolsover with Stephen Aldersley ended on 10 April 2024. The property has not been advertised on the local market during this period of vacancy as the property was identified as an alternative premises for BCVS.
- 1.2 BCVS have occupied a prominent location within Bolsover's market square for the past 2 years. As part of the programmed regeneration projects, the Council will purchase BCVS' current premise – 36/36a Market Place, which necessitates BCVS to relocate to an alternative property.
- 1.3 Furthermore, the current premises are in a state of disrepair, with the current private landlord failing to complete the necessary repairs, which is reflecting badly on BCVS to its customers.
- 1.4 A recent valuation of 8a Cavendish Walk, Bolsover, undertaken by the Senior Valuer, suggests an achievable rental of £5,250 per annum.
- 1.5 Following recent viewings of the property, BCVS have submitted an offer for market value rent, subject to a 12-month rent-free period.

2. Details of Proposal or Information

- 2.1 BCVS are a vital voluntarily service working within communities across the Bolsover District. The service supports local community groups, enhances social mobility, provides signposting, delivers funding surgeries and supports Voluntary Community and Social Enterprise (VCSE). In addition, BCVS offer training and personal development opportunities for young adults and those at risk within the local area. Rather than profit, their objective is to create social, cultural and environmental value within the community.
- 2.2 BCVS have recently been successful in obtaining funding to support Green Volunteering and new Green focused groups, such as Green Generation. Green Generation is an initiative aimed at young people helping build a sustainable, inclusive and healthy voluntary sector within Bolsover.
- 2.3 The services provided by BCVS have now expanded to the extent that they require larger premises to accommodate further growth. The expansion will facilitate additional staffing to enhance service delivery for new and existing services.
- 2.4 BCVS have submitted a proposal for a 5-year lease, based on the market value of £5,250 per annum. The proposal suggests a 12-month rent free period following 100% cuts in discretionary grants by Derbyshire County Council. These cuts have directly impacted the voluntarily sector.

3. Reasons for Recommendation

- 3.1 Securing the tenancy will ensure occupation of the premises and avoid it falling into disrepair.
- 3.2 Agreeing the tenancy will secure rental income of at least £5,250 per annum for the 5-year term. In addition, the business rate liability, currently £4,191.60 per annum will be passed onto the tenant.
- 3.3 Supporting the relocation ensures BCVS are able to continue delivering vital services within the community.
- 3.4 Accommodating the services expansion, supports the Council's priority in strengthening the local communities' skills by delivering training and development opportunities. Retaining BCVS within the Bolsover high street demonstrates the Council's support of the voluntary sector and how it recognises the benefit it brings to the community.
- 3.5 Post Regeneration Fund project works, it is envisaged that BCVS will work alongside the Council within the community-based business hub proposed for the former White Swan public house, allowing 8a Cavendish Walk to be advertised on the open market for a further commercial letting.

4. Alternative Options and Reasons for Rejection

4.1 Not to proceed with the new tenancy may result in BCVS needing to relocate their services to alternative premises. Given the absence of alternative accommodation within the district, this could result in relocation outside of the Bolsover district. Not only would this be a financial cost to the authority, should the building remain empty, but also a loss of a vital support service, potentially causing significant adverse effects to unmet needs and decreased support.

4.2 Should the authority not proceed with the letting of the premises, they will need to advertise the property on the open market, delaying any new tenancy and its potential revenue stream.

RECOMMENDATION(S)

Executive agree to enter in to a lease agreement on a 5-year lease term with a 12 month rent-free period.

Approved by Councillor John Ritchie, Executive Member for Growth

IMPLICATIONS.

Finance and Risk: Yes No

Details:

The proposal will deliver an annual rental income to the Council and remove the business rate liability from the Council.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No

Details:

Legal Services will be instructed to prepare a lease agreement aligned to the heads of terms agreed between the Council and the tenant.

On behalf of the Solicitor to the Council

Environment:

Details:

Staffing: Yes No

Details:

There are no staffing implications as a result of this report.

On behalf of the Head of Paid Service

DECISION INFORMATION

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> <i>Please indicate which threshold applies.</i></p>	No
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	No

<p>District Wards Significantly Affected</p>	Pleasley wards
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>No</p> <p>Details:</p>

<p>Links to Council Ambition: Customers, Economy and Environment.</p>
<p>This letting contributes to the Economic priorities of: Making the best use of our assets; and ensuring financial sustainability and increasing revenue streams. Alongside a priority of actively working with partners to support jobs and skills.</p>

DOCUMENT INFORMATION	
Appendix No	Title

<p>Background Papers <i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).</i></p>