

## **MAIDSTONE BOROUGH COUNCIL**

### **RECORD OF DECISION OF THE CABINET MEMBER FOR CORPORATE SERVICES**

Decision Made: 4 December 2009

#### **Extension of Existing Lease to Maidstone Sea Cadets**

##### **Issue for Decision**

To consider a request from Maidstone Sea Cadets to extend their current lease term by a further 5 years

##### **Decision Made**

1. That the request from Maidstone Sea Cadets to extend until 5<sup>th</sup> March 2019, the existing lease of the Master's Tower, to enable the Maidstone Sea Cadets to secure a much needed donation from Maidstone Lions be agreed
2. That the Corporate Property Manager prepares draft Heads of Terms for a Deed of Variation permitting extension of the existing lease and to contain the following clauses:
  - That the lease, by way of a Deed of Variation is extended to ten years from the commencement date of the existing lease
  - That the Deed may vary the terms and conditions of the existing lease to fulfill any reasonable requests made by the Lions to enable the donation to be made
  - That any works carried out by the Tenant arising from the donation are treated as alterations and repairs authorized by the Landlord
3. That the Head of Legal Services be instructed to prepare the Deed of Variation based upon the Heads of Terms compiled by the Corporate Property Manager.

##### **Reasons for Decision**

Maidstone Sea Cadets occupy The Master's Tower by way of a lease for a term of 5 years at £4,000 per annum, effective 6<sup>TH</sup> March 2009 and determines 5<sup>th</sup> March 2014. The premises is in a poor state of repair, outdated and requires considerable work to raise it to a standard suitable and fit for purpose.

Maidstone Lions wish to offer a gift of £10,000 to the Maidstone Sea Cadets in order for improvements to the building to be made.

Maidstone Lions are reluctant to offer the gift of £10,000 to Maidstone Sea Cadets based upon the length of the existing lease and are only prepared to offer this gift should a lease term of 10 years be available.

### **Alternatives considered and why rejected**

I could choose not to grant an extension of the lease term to the Maidstone Sea Cadets, but the Maidstone Lions would not, on that basis, be prepared to offer the gift of £10,000.

I could consider relocation of the Sea Cadets to alternative premises, however no suitable premises with access to the River Medway have been identified.

### **Background Papers**

None

Should you be concerned about this decision and wish to call it in, please submit a call in form signed by any two Non-Executive Members to the Scrutiny Manager by: 11 December 2009
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