

MAIDSTONE BOROUGH COUNCIL

RECORD OF DECISION OF THE COBTREE MANOR ESTATE CHARITY COMMITTEE

Decision Made: 11 July 2012

SURRENDER OF THE LEASE OF 4 STREAM COTTAGES, FORSTAL ROAD, MAIDSTONE

Issue for Decision

To approve the re-letting of 4 Stream Cottages, Forstal Road, Maidstone, following the surrender of the sub-lease by the tenant.

Decision Made

1. That agreement be given to the re-letting of 4 Stream Cottages, Forstal Road, Maidstone on a minimum 22 year sub-lease following the surrender of the sub-lease by the tenant due to medical reasons.
2. That the Head of Property and Procurement be authorised to agree heads of terms for the new sub-lease based generally on the provisions of the former sub-lease and that the Head of Legal Services be authorised to then complete the documentation.

Reasons for Decision

Estate properties are let to maximise income for the Charity known as the Cobtree Manor Estate. Every effort will be made to re-let 4 Stream Cottages as quickly as possible to ensure that there is a continued income from the property.

The sub-lease will be for a minimum period of 22 years to avoid any tenant acquiring the 'right to buy' which could then be exercised against the Council in its capacity as the long leasehold owner.

Alternatives Considered and Why Rejected

The alternative would be to sell the property. This is not considered appropriate as it would reduce the regular income received by the Charity over the long term.

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 Head of Change and Scrutiny by: 20 July 2012.
