

Officer Decision under delegated powers



Title:

**Proposed assignment of lease – 63 Victoria Road,
Horley**

Background:

Your introduction should include:

- A reference to the relevant part of the scheme of delegation

The tenant, has applied for Landlord's consent to assign the lease to an existing limited company. Under the terms of the lease, Landlord's consent is not to be unreasonably withheld or delayed to an assignment. However, the Landlord can require certain conditions to be met such as an Authorised Guarantee Agreement (AGA).

The proposed assignee has been vetted and is considered to be a suitable tenant. The conditions required by the Council have been agreed by the current tenant and proposed assignee.

This matter requires authorisation under the Officer Scheme of Delegation: Land and Property Part 3 (b) in Para 3.3 authorise the Head of Service with responsibility for Property:

Take all action necessary in relation to property where miscellaneous Licences, Grants, Wayleaves, Easements and other agreements are required.

Consultation:

A Business Accountant in Finance was consulted and approved the proposed assignee.

Decision(s):

Describe the decision being made.

The Principal Asset Manager, Steve McLeod has authorised the grant of Licence to assign and ancillary documents.

Reason(s) for decision:

Explain the reason(s) for the decision.

The proposed tenant has agreed to meet the conditions required by the Council. It would therefore be unreasonable to withhold consent to the assignment.

Alternative option(s):

1. To withhold consent to the proposed assignment. This is not recommended as the tenant could claim financial compensation for the Council unreasonably withholding consent to the assignment.

Appendices:

Not applicable

Declarations of interest:

Please refer to the Code of Conduct for guidance on interests.

If you think you have an interest in this Officer Decision, please Contact Democratic Services (01737 276182).

Decision taken by: STEVE MCLEOD

Signature:



Date:

13/11/18

Post held:

SENIOR ASSET MANAGER

Executive consultation (as required)

NAME AND TITLE / PORTFOLIO OR OFFICER	SIGNATURE	DATE

