

## EAST HERTS COUNCIL

### OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS

2014

### OFFICER DECISION WRITTEN RECORD

Reference:	OD/(to be added by Democratic Services)
Subject Matter:	Licence for consent to sub-let part of premises Wodson Park, Wadesmill Road, Ware
Date of Decision:	
Exempt/Confidential information (Yes/No):	No
If Exempt/Confidential – reason why:	
Name of Officer taking decision under delegated authority:	Steven Linnett
Source of delegated authority (constitution/express delegation/etc):	Head of Strategic Finance and Property acting under authority delegated within Section 10 paragraph 10.13.16 of the council's Constitution 12 May 2022 relating to the letting of property.
Exercise of delegated authority approved by: <i>(if different from Officer taking decision)</i>	
Decision:	To approve the grant of a licence

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	to underlet.
Reason(s) for Decision:	<p>The Council granted a lease for 99 years in 1994 to the trustees of Wodson Park Sports and Recreation Association to use the land, which had been bequeathed to the Council for the development of sports and recreation facilities. The lease is granted at a peppercorn and prohibits any assignments or sub-lettings.</p> <p>The Tenant has requested that they be allowed to sub-let part of the premises to a commercial operator providing personal fitness training for a market rent in order to recoup some of the financial losses the sports centre sustained as a result of the restrictions imposed on opening during the Covid Pandemic. Terms have been agreed on the basis that the Council would provide consent for this letting for a limited period of 5 years because of the hardship suffered by the centre in recent years. If the letting was to continue beyond 5 years the Council would review whether a further</p>

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	period of consent would be given and would be subject to the right to charge the Tenant a rent reflecting the value of this letting.

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Details of alternative options, if any considered and rejected:	N/A
Name of Officer who has confirmed with all Members involved in taking this decision whether they have pecuniary or non-pecuniary interest:	N/A
Name(s) of any Member who has removed himself/herself from contributing to this decision because of a conflict of interest:	N/A
Signature of Decision Maker (where decision is taken in consultation with a Member):	Add electronic signature
Signature of Member consulted by Decision Maker (where decision is taken in consultation with a Member):	Add electronic signature

**SIGNATURES TO BE REDACTED**