

EAST HERTS COUNCIL

OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS

2014

OFFICER DECISION WRITTEN RECORD

Reference:	OD/(to be added by Democratic Services)
Subject Matter:	Lease Assignment and variation of use, 19 Birch Green
Date of Decision:	21 March 2023
Exempt/Confidential information (Yes/No):	n/a
If Exempt/Confidential – reason why:	
Name of Officer taking decision under delegated authority:	Steven Linnett, Head of Strategic Finance and Property
Source of delegated authority (constitution/express delegation/etc):	Acting under authority delegated within Part 3c, paragraph 13.15 of the council's Constitution <i>'Lettings of all properties; consents to assignments and sublettings; the granting of easements and licences; entering into leases, sub-leases, licences and easements on behalf of the council as lessee, sub-lessee, licensee or grantee as appropriate; consent to</i>

Reference:	OD/(to be added by Democratic Services)
	<i>modification or release of restrictive covenants; rent reviews under existing and future leases, including the approval of terms, subject to reporting transactions half-yearly to the Executive</i>
Exercise of delegated authority approved by: <i>(if different from Officer taking decision)</i>	
Decision:	To permit an assignment of the lease to Four Rivers Coffee Co and to allow additional use of premises for hire to local community groups and for mental health counselling.
Reason(s) for Decision:	<p>The current tenant's business use is no longer viable, and they wish to assign the lease to a local business. The proposed assignee will be backed by a personal guarantor. The lease is for a short-term expiring in August 2024.</p> <p>The current permitted use in the lease does not include the additional uses required.</p>
Details of alternative options, if any considered and rejected:	To refuse consent to assign – this may be considered unreasonable and would result in loss of income as the existing tenant is unable to continue paying the rent.

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Name of Officer who has confirmed with all Members involved in taking this decision whether they have pecuniary or non-pecuniary interest:	
Name(s) of any Member who has removed himself/herself from contributing to this decision because of a conflict of interest:	
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