

Cabinet

THURSDAY, 5 OCTOBER 2023

NEW LEASE ARRANGEMENTS FOR THE CROSS BARN, ODIHAM

Report of: Chief Executive

Cabinet Portfolio: Corporate Services

Key Decision:[=

PURPOSE OF REPORT

1. The purpose of this report is to seek Cabinet's approval for a new lease arrangement for the Cross Barn, Odiham.

RECOMMENDATION

2. The Chief Executive be authorised to conclude arrangements for a new 25-year lease for the Cross Barn, Odiham.

BACKGROUND

3. The Cross Barn is a Grade II listed building constructed in 1532. It is owned by Hart District Council and operated as a community asset by a board of Trustees under a lease agreement dated 10th April 2015 for a term of 20 years, at a peppercorn rent.

MAIN ISSUES

4. The Cross Barn's trustees have asked for an extension to the current lease for similar reasons to that recently agreed by the Council with Hartley Wintney Cricket Club. The Trustees are finding that a remaining 12-year term is not enough in terms of securing outside funding, grants etc.
5. None of the main terms of the current lease would change. The proposal is that a reversionary lease for a 25-year term is granted, rather than a surrender of the current lease and the re-grant of a new lease, which should save on legal costs etc.
6. If a reversionary lease is granted now it will come into force on the expiry of the current lease in April 2035.
7. The only minor change proposed to the current lease would be the termination provision in that the Council would have the ability to terminate the lease with three months' (rather than the current one-month arrangement) notice should the premises cease to be used for its permitted use. The new arrangement would allow this to be a mutual arrangement.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

8. The Cross Barn is self-financing and well managed by the Trustees. The do-nothing option of leaving the lease as it is in its current form, however, would be of no advantage to either the Council or the Trustees. It would simply leave the Trustees an unnecessary challenge to securing long term outside funding, grants etc.

FINANCIAL AND RESOURCE IMPLICATIONS

9. No direct financial or other resource implications arise from this proposal.

RISK MANAGEMENT

10. There is no risk associated with this proposal.

EQUALITIES

11. There are no equality issues raised by this proposal.

CLIMATE CHANGE IMPLICATIONS

12. There are no climate change issues raised by this proposal.

ACTION

13. Subject to Cabinet's approval new lease arrangements will be finalised with The Cross Barn Trustees.

Contact Details: Daryl Phillips, Chief Executive