

Record of an officer making an executive decision



Name of officer and title	Peter Beer – Corporate Property Manager
Subject matter:	New Lease – Perrys Motor Sales Ltd - Floors four and five Friarscroft Car Park, Aylesbury
Date of decision:	28 January 2019
Decision:	To grant a renewal lease of floors four and five of Friarscroft multi-storey car park to Perrys Motor Sales Ltd on the terms agreed.
Reasons for decision:	<p>Perrys Motor Sales Ltd (PMSL) is currently occupying floors four and five of Friarscroft multi-storey car park for the storage of motor vehicles under a tenancy at will following the expiration of the old lease dated 7 August 2015. It is proposed to grant PMSL a new three year lease on the terms and conditions agreed between the two parties. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.</p> <p>Under the new lease the tenant will be responsible for the installation and maintenance of a CCTV system within the demise. This removes the council's obligation to provide the same.</p> <p>All other terms to remain as per those in the old lease dated 7 August 2015.</p>
Alternative options considered	The old lease is outside of the security provisions of the Landlord and Tenant Act 1954 so the council could decide to take possession of the property and open it up for general parking. However, at the current time the demand for public car parking in Friarscroft is met by the existing floors, and a lease to PMSL generates more income than pay and display parking.
Any conflict of interest declared by a Cabinet Member who is consulted and any dispensations granted to them:	No consultation undertaken with Cabinet Member.
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