

RUSHMOOR BOROUGH COUNCIL RECORD OF EXECUTIVE DECISION ROED REF 313



Decision taken by individual Officer.

DECISION MAKER (Name and designation)

Tim Mills - Executive Head of Property and Growth

DECISION AND THE REASON(S) FOR IT

To grant a new lease over the property known as 67 Albert Road Farnborough Hampshire GU14 6SL, to Bevan Lodge Community Pre-School, an independent, non-profit making, community pre-school.

The pre-school nursery has been established for over 30 years, based at the property, and currently only paying a 9 "sessional" fee a week for the term. This has been updated & re-negotiated on the following terms:-

- **Tenant** - Bevan Lodge Community pre-school
- **Term** - 12 Years from date of lease to 1st July 2035.
- **Rent** - [REDACTED]
- **Repairs** - subject to a photographic schedule of condition, with RBC looking after external fabric repairs along with fire, health and safety checks.
- **Rent Reviews** - The property will be subject to a RPI rent review, after each third year. The review will be based on ONS RPI monthly index.
- **Breaks** - The Tenant may terminate the Lease on the anniversary of 1st July with no less than 3 month written notice being given to the Landlord. The Landlord may terminate the Lease at the end of the summer term (1st July) at any time on giving to the Tenant not less than 3 months prior written notice.
- **Security of Tenure** - Outside the Landlord and Tenant 1954 Act.
- **Other** - The rear-garden is covered by a shortly-term licence to allow for the fence and part of the garden to be removed, only if required to facilitate the proposed re-development of Devereux House.

Completing the new lease & garden licence to the community pre-school will give the not-for-profit Bevan Lodge a strong basis of continuing to provide a local facility for many years to come. Completing these documents is also a required action under the agreement for Devereux House with the developer Barcroft.

DATE DECISION TAKEN - 25/06/2025

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

Sell the site for housing or combine the site with the adjoining Devereux House and then sell the property - both rejected as there is a strong local desire to retain the long-established community pre-school facility locally.

ANY CONFLICTS OF INTERESTS DECLARED

(Conflict of interests of any executive member who is consulted by the officer which relates to the decision. A note of dispensation should be attached).

Signed _____
Tim Mills