

## Minutes

### PETITION HEARING - CABINET MEMBER FOR FINANCE, PROPERTY AND BUSINESS SERVICES

9 November 2011



Meeting held at Committee Room 3a - Civic  
Centre, High Street, Uxbridge UB8 1UW

	<p><b>Committee Members Present:</b> Councillors Jonathan Bianco</p> <p><b>LBH Officers Present:</b> Boe Williams-Obasi and Nikki O'Halloran</p> <p><b>Also Present:</b> Councillor Allan Kauffman</p>	
1.	<p><b>TO CONFIRM THAT THE BUSINESS OF THE MEETING WILL TAKE PLACE IN PUBLIC. (Agenda Item 1)</b></p> <p><b>RESOLVED: That all items be considered in public.</b></p>	Action by
2.	<p><b>PETITION REGARDING SOUTH RUISLIP COMMUNITY CENTRE, DEANE PARK, LONG DRIVE, RUISLIP (Agenda Item 3)</b></p> <p>Councillor Allan Kauffman attended as a Ward Councillor in support of the petition.</p> <p><i>Concerns, comments and suggestions raised at the meeting included the following:</i></p> <ul style="list-style-type: none"><li><i>The SRCA had been at the heart of the community for at least 40 years and was regularly used for events such as parties and wedding receptions and was used as a polling station during elections;</i></li><li><i>Residents had been very supportive of the South Ruislip Community Association (SRCA) and of the petition;</i></li><li><i>Currently, the SRCA paid £40 rent to the Council per annum for the Centre but advised that the lease had expired in 2009. The Council had advised the SRCA that the 80% discounted rent quoted for the renewal of the lease would be £3,000 per annum;</i></li><li><i>The SRCA had requested a minimum of a 25 year lease which retained the Association's existing rights at an affordable rent;</i></li><li><i>The SRCA Chairman had been advised by the Leader of the Council on 22 September 2011 that he would be happy for the SRCA to be granted a rolling lease of 15 years at £500 per annum, subject to the agreement of the Cabinet Member for Finance, Property and Business Services. The SRCA would find these conditions acceptable as it would show the Council's commitment to the voluntary sector; and</i></li></ul>	Action by

	<ul style="list-style-type: none"> <li>• <i>A request was made that, if the new lease was granted, a copy of the agreement be sent to the SRCA as soon as possible.</i></li> </ul> <p>Councillor Jonathan Bianco listened to the concerns of those present and responded to the points raised. It was noted that the demand for Council premises across the Borough was higher than the supply. He advised that the Council had changed its policy with regard to lease agreements to ensure that the lengths, terms and rents charged were consistent across the Borough. The rent charged to the voluntary sector was routinely discounted by 80%. If this amount was unaffordable for a voluntary organisation, it could request a further discount which would be considered, subject to the production of evidence such as annual accounts.</p> <p>The Cabinet Member advised that tenants had no right of renewal if the lease was “outside the Act” (Landlord &amp; Tenant Act 1974) and that renewal was at the Council’s discretion. Existing Council tenants that were “inside the Act” could be offered a maximum renewal of 15 years at the expiry of the old lease. New tenants were usually granted a maximum lease of 10 years. Virtually all leases were subject to five year rent reviews.</p> <p>Councillor Bianco stated that, as the SRCA accounts had been submitted and the Leader had no objections, the organisation would be granted a 15 year lease renewal at £500 per annum with five yearly rent reviews.</p> <p><b>RESOLVED: That the Cabinet Member:</b></p> <ol style="list-style-type: none"> <li><b>1. met the petitioners to consider their requirements for the terms of a new lease of the Centre;</b></li> <li><b>2. advised that a new 15 year lease would be granted to the SRCA at £500 per annum, with 5 yearly rent reviews; and</b></li> <li><b>3. a new lease agreement would be sent out to the SRCA as soon as possible.</b></li> </ol> <p><b>REASONS FOR RECOMMENDATION</b></p> <p>To allow the Cabinet Member to consider the petition with the petitioners.</p> <p><b>ALTERNATIVE OPTIONS CONSIDERED</b></p> <p>None.</p>	<p>Boe Williams-Obasi</p>
<p>The meeting, which commenced at 7.00 pm, closed at 7.25 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nikki O’Halloran on 01895 250472. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.