To: Finance & General Purposes Committee 13 October 2016

BRIEFING NOTE

Chantry Stables - Co-op request

1. The Committee is asked to RECOMMEND to COUNCIL to agree to granting permission to tenants Hurstpierpoint Community Charity for Chantry Stables to be sub-let (assigned) to the Co-op, on a temporary basis.

2. Following the fire at the Pet Supplies shop on 9 September 2016, the existing Co-op food store in the High Street was badly smoke damaged and had to be vacated. With the agreement of the Chairman and VC of Council, permission was granted for a small 'pop-up' cabin to be placed on the Village Garden to provide a small outlet for the Co-op. This was set up in the week from 12 September 2016 and remains in place for the time being.

3. The Co-op now understand that the refurbishment of the High Street store will take some months, and have been looking for alternative premises to cover the period. An approach was made by the Co-op to the Parish Office on 7 October 2016 requesting permission to occupy Chantry Stables for a period from late October until sometime in the first quarter of 2017, potentially a period of 4 to 6 months. They had already approached Hurst Community Charity who had agreed in principle. It was understood that Co-op would cover the commercial rent (£9,600 pa) and also compensate the Charity for any loss of earnings in the period. The Parish Office has communicated with the Chairman of the Charity, who has confirmed their willingness to sub-let if permission was given.

4. Chantry Stables are owned by the Parish Council and new 5-year lease was granted to Hurst Community Charity on 20 July 2016, at a commercial rent (on independent evidence provided by Chartered Surveyors Oakleys) of £9,600 pa exclusive. Separately the Parish Council have agreed to grant a rebate of 50% (£4,800 pa) to the Charity. Clause 4.10 Restrictions on alienation – prohibits the assignment of the lease, or any underlet. It would therefore be necessary for Council to agree to an assignment specifically for this purpose.

4. The Clerk consulted members of the Strategic Policy Working Group (email 7 October 2016) who each gave their support in principle to the assignment. It is suggested that the Council agrees to an under-let by the Charity to the Co-op for a period of up to 6 months commencing 1 November 2016. The Charity, as lead tenant, would continue to pay to the Council the full rent (£9,600 pa) but the rebate would not be paid for the period of the under-let.

(Ref: Email Co-op 7 October 2016; Email Michael Barnes 7 October 2016; Chantry Stables lease 20 July 2016))

RECOMMENDATION to Council: That permission is granted to the Trustees of Hurst Community Charity (the tenants) to sub-let Chantry Stables to Co-operative Group for a period of up to 6 months from 1 November 2016, for the purposes of a temporary food store. The rent defined in the lease will apply and the rent rebate to Hurst community Charity will not apply for the period of sub-let.

Stephen Hoyles
CLERK TO THE COUNCIL
12 October 2016