

<b>DECISION NO:</b>	<i>For Member Services use only</i>
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Concurrence No:	066383
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<b>Action under delegated authority of Chief Executive</b>	
<b>Action under delegated authority of Director of Finance and Cabinet Member for Finance</b>	<b>X</b>
<b>Action taken by Chief Executive in consultation with Cabinet Member(s)</b>	

Subject: 17 New River Trading Estate, Fairways, Cheshunt – Emmaus St Albans

Signature and designation of officer(s) taking action:

Chief Executive	Date	Director of Finance	Date

**Name of Cabinet Member(s) Consulted:**

I have been consulted and concur with the proposals set out below:

Councillor P Mason

Cabinet Member for Finance

Signature:

Date:

Councillor

Cabinet Member for

Signature:

Date:

Name of any member who has declared a conflict of interest in relation to this decision: \_\_\_\_\_

**THIS DOCUMENT WILL BE PUBLISHED ON THE COUNCIL'S WEBSITE**

The report overleaf sets out the decision to be taken, the reasons for the decision, and the details of alternative options, if any, considered and rejected.

Officer decisions are available for public inspection, both at the Borough Offices and on the Council's website, for a period of six years after the decision is made. Background papers are available for four years.

**RECOMMENDED that:** Emmaus St Albans are permitted to occupy Unit 17 at New River Trading Estate.

### **Purpose**

To approve the temporary occupation of the vacant unit at 17 New River Trading Estate by Emmaus St Albans subject to satisfactory references and proof of ID.

### **The Project**

Emmaus is a not for profit organisation that collect furniture, upcycles it, and sells it at reduced rates to those in need sometimes at no cost. Emmaus have 5 stores across Hertfordshire but due to demand have need for a furniture warehouse in a central location to allow them to start collecting furniture again. By collecting second hand goods, it reduces the amount of potential waste going to landfill.

Unit 17 at the New River Trading Estate is currently vacant and due to its configuration (very high office content) is proving difficult to let. Therefore, whilst the property remains vacant, it is proposed that Emmaus occupies it on a temporary basis. The rent will be a peppercorn rent as Emmaus is unable to afford the market rent. Emmaus is a not for profit organisation so any income generated is used to run the organisation and pursue its objectives.

### **Financial, Legal and Risk Management Implications**

The proposed letting will be at a peppercorn rent for a year with monthly break options and excluded from the security provisions of the Landlord & Tenant Act 1954. The properties will continue to be marketed and the structure of the leases will ensure that the Council can obtain possession should a commercial tenant be found.

Emmaus rather than the Council will be liable for the rates so there will be a financial saving to the Council. Initially it is anticipated that unit 17 will be let to Emmaus. This has an empty rate liability of £10,925pa.

### **Alternative Options Considered and Rejected**

The vacant property is not let to Emmaus. This would result in additional costs to the Council as they would continue to pay empty rates.

### **Contribution to the Council's Objectives**

The letting of the vacant unit to Emmaus will help to reduce the Council's outgoings and by supporting Emmaus the Council will help to reduce waste and encourage recycling.

### **Conclusion**

The Council leases Unit 17 New River Trading Estate to Emmaus on the terms set out above.