

WARWICK DISTRICT COUNCIL

TO: RESOURCES SUB - COMMITTEE - 7th FEBRUARY 2000

SUBJECT: UNITED REFORMED CHURCH, SPENCER STREET, LEAMINGTON SPA.

FROM: PROPERTY SERVICES.

1. PURPOSE OF REPORT.

1.1 To seek Members' approval to lease the basement of the United Reformed Church, Spencer Street, Leamington Spa.

2. INTRODUCTION / BACKGROUND.

2.1 The United Reformed Church is located to the south of the River Leam and is shown cross hatched on Appendix 1.

2.2 The church hall is located on the ground floor of the premises with a small gallery above, accessible from the ground floor. Additionally, there is a basement that has previously been used for storage.

2.3 At the Resources Sub - Committee of 20th August 1996, it was resolved that the Property Manager be authorised to enter into negotiations with the owners of the church to secure an option to take a lease of the main church area in 5 years time, with the option being exercised at the Council's discretion and subject to necessary legal documentation and satisfactory terms. This matter was concluded following Resources Sub - Committee approval on 23rd June 1999. It was resolved that the lease of the United Reformed Church would be taken from 21st October 2001 and be agreed subject to the terms negotiated.

2.5 The basement of the church gained planning consent for a restaurant and bar and, initially, was not offered to this Council. However, this matter has since changed.

3. PROPOSAL.

3.1 Following negotiations with the owners, the following Heads of Terms have been agreed :-

Premises Cross Hatched on Appendix 1

Term Period of years to expire on 30th September 2022, to bring in line with our lease of the remainder of the Church.

Rent	£ 16,500 per annum
Rent Reviews	Rent be index - linked up to 1 st October 2001 and rent reviews then take place 5 yearly thereafter to bring in line with our lease of the remainder of the church.
Insurance	Landlord insure and reimburse the premium.
Repair/Maintenance	Council will be responsible for all repairs, both internally and externally.
User	The premises to be used for artistic / cultural / entertainment purposes or a wine bar.
Costs	The Council will be responsible for covering reasonable legal costs.

3.2 The capital value is estimated to be £163,690 and will be covered by the Strategic Capital Programme for the Old Town as the premises will be used as part and parcel of the Cultural Quarter.

4 KEY ISSUES

4.1 The proposal makes a contribution towards policy :-

EC6 - To support the implementation of the results of the Community Audit Regeneration Strategy of the Old Town of Royal Leamington Spa and to support the creation of a cultural quarter in Royal Leamington Spa.

5 RECOMMENDATION

Members are asked to approve the proposal as set out in paragraph 3 above.

REPORT AUTHOR / CONTACT OFFICER: Chris Makasis - Estates Surveyor

BACKGROUND PAPERS: Resources Sub - Committee
20th Aug. 1996
Resources Sub - Committee
23rd June 1999

AREAS AFFECTED: Clarendon Ward,
Leamington Spa.