

Single Member Cabinet Decision

**Executive
Forward Plan
Reference**

E3397

Museum of Stone – Ralph Allen Yard BA2 5HZ – surrender and grant of new lease.

Decision maker/s	Councillor Richard Samuel, Deputy Council Leader and Cabinet Member for Resources
The Issue	<p>1.1 This report relates to Ralph Allen Cornerstone [Museum of Bath Stone] at Combe Down.</p> <p>1.2 The Tenant wishes to apply for museum accreditation status through the Arts Council of England and in order to do so requires a longer-term than that currently unexpired [ca 18 months].</p> <p>1.3 Accreditation status will assist in the further development of the museum/centre.</p>
Decision Date	11th November 2022
The decision	<p>To delegate to the Director of Regeneration and Housing authority to:</p> <ol style="list-style-type: none">1. A surrender of the existing lease dated 31.03.2014.2. The granting of a new lease to expire on 30.03.2034 outside the 1954 Act at a peppercorn rent on generally the same terms as the existing but excluding the option to renew.3. Instructing Legal Services to deal with any formal consent or certificate from Homes England where required.
Rationale for decision	<p>The Tenant wishes to apply for museum accreditation status through the Arts Council of England and in order to do so requires a longer-term than that currently unexpired.</p> <p>It is proposed to assist the Tenant by taking a surrender and granting a new lease on the same terms as the existing lease. The lease will expire on 30.03.2034 and exclude the security provisions of the 1954 Act and further exclude any option to renew. The Council should be in no worse position than that envisaged by the current lease where the exercise of the option would be on the same terms.</p> <p>The new lease will provide the Tenant with the ability to apply for museum accreditation and further develop and advance the Centre.</p>

Financial and budget implications	<p>There is not considered to be any material implications on resources as the status quo is being maintained.</p> <p>There is an endowment fund in place which is to provide resource for repairing the property.</p>
Issues considered	Social Inclusion; Sustainability (Climate Emergency); Property; Equality, Community Asset Transfer Policy
Consultation undertaken	Cabinet colleagues; Section 151 Finance Officer; Monitoring Officer, Director of Regeneration & Housing.
How consultation was carried out	E mail and telephone conversations. Internal meetings and through the drafting of formal reports.
Other options considered	Other options are currently limited due to the existing lease and option to renew contained within it. Longer term an extension to the residential scheme or further residential development complementary to the existing may be possible.
Declaration of interest by Cabinet Member(s) for decision:	None.
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None.

Name and Signature of Decision Maker/s	Councillor Richard Samuel
Date of Signature	11 November 2022
Subject to Call-in until 5 Working days have elapsed following publication of the decision	