

Single Member Cabinet Decision

**Executive
Forward Plan
Reference**

E3619

Percy Community Centre, New King Street, BATH BA1 2BN
[Grant of a new lease at below market rent/value]

Decision maker/s	Councillor Kevin Guy - [Leader of the Council] Councillor Alison Born - [Cabinet Member for Adult Services]
The Issue	The purpose of this decision is to regularise the current arrangements and to provide Percy Community Centre with the opportunity to develop a business plan and application for Community Asset Transfer under the terms of a short-term lease to expire on 23.06.2028 whilst being permitted to occupy under concessionary rather than market rent terms.
Decision Date	8th July 2025
The decision	<p>The Cabinet Member agrees to:</p> <p>Delegate to the Head of Corporate Estates & Development authority to:</p> <p>1.1 To formally record the effluxion and rescinding of the decision made in 2014 [Decision E2625] which was at the time to grant a new 99-year lease.</p> <p>1.2 To grant a new lease to 23.06.2028 on the current concessionary terms and within the provisions of the Landlord & Tenant Act 1954 [security of tenure].</p> <p>1.3 To delegate to the Head of Corporate Estates & Development the power to transfer the property on the concessionary terms as set out in para 3.17 of the report.</p>
Rationale for decision	<p>Percy Community Centre currently occupies land and buildings at The Percy Centre New King Street. This decision regularises current arrangements. The Tenant has agreed to terms for developing a business case during the next lease period, with a view to securing a community asset transfer [CAT].</p> <p>Any future CAT transfer would be subject to assessment against council policy, financial and legal frameworks.</p>
Financial and budget implications	<p>There are not considered to be any material implications or changes on resources as the status quo is being maintained.</p> <p>The Council would, if the property were vacant, be foregoing a market based rental income or a market-based capital receipt or use for council/corporate purposes.</p>

	Alternatively, if the proposed lease as outlined were not to be granted then the Council may be obliged to require a market-based rent on the current or similar lease terms.
Issues considered	Social Inclusion; Sustainability (Climate Emergency); Property; Equality, Community Asset Transfer Policy
Consultation undertaken	Cabinet colleagues; Section 151 Finance Officer; Monitoring Officer
How consultation was carried out	E mail. Internal meetings and through the drafting of formal reports.
Other options considered	<p>Other options are currently limited due to the occupation/proposal.</p> <p>A primary option would be an imposition by agreement or court application of a market rental.</p> <p>However, this property is considered as a valued local community facility, and it is therefore proposed that a proposed community asset transfer be considered as a primary option. This is subject to a robust business case being submitted which is compatible with council policy, financial and legal frameworks and compliance with the proposed timetable.</p> <p>The grant of the new lease enables the community to retain a facility and community centre resource for the short term - with a view to the Tenant working up to and planning a sustainable operation, to transfer to a longer-term lease opportunity by way of Community Asset Transfer - with the default position of other options if no business case and/or CAT is capable of delivery at end of this new lease.</p>
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 Kevin Guy - [Leader of the Council] Councillor Alison Born - [Cabinet Member for Adult Services]
Date of Signature	08/07/2025
Subject to Call-in until 5 Working days have elapsed following publication of the decision	