

**DD number: 005**

**Decision under Delegated Powers**

**Officer Requesting Decision (if necessary)**

Sheetal Shah- Assets and Property Manager

**Officer Making the Decision**

Justin Henry - Director of Commercial and Economic Development

**Recommendation**

It is recommended that Great Central Railway Plc (GCR) are granted landlord's consent to undertake works relating to the Loco Shed Redevelopment works at land on northeast of Nottingham Road, Loughborough and land at Rothley. A licence permitting these alterations works is granted to GCR.

**Reason**

The land affected by these works is subject to a lease agreement between the Borough Council (Landlord) and GCR (Tenant). There is a requirement in the lease whereby the tenant must seek landlord's prior approval for alterations.

**Authority for Decision**

In the Council's Constitution, Chapter 8 Scheme of Delegation to Officers, 8.3 Delegation of executive Functions P23. "Delegation to the Director of Commercial and Economic Development para 5, 9\* & para 10\*\* respectively, the delegation falls to the decision maker.

\* To renew, terminate and vary leases.

\*\*To enter licences and grants of other rights over land where Heads of Service consider the land is of insignificant current or foreseeable use to the Council or would not suffer significant detriment from the grants of rights and the value is under £50,000 (capital) or £40,000 per annum (periodic payment).

\*\* To approve land and property disposals where the freehold value is £100,000 or less.

**Decision and Date**

Approved on 07/01/2025



Justin Henry

## **Background**

GCR hold a long term full repairing insuring lease from the Borough council. The lease obligates GCR to keep the site including all builings in good repair and condition. The existing building are dilapidated and cannot be used in its current form therefore works are necessary to bring it back into use.

GCR are proposing to carry out the following works (subject to planning approval):

installation of office, welfare unit and separate classroom accommodation including the replacement of two portable buildings at the with newer portable and modular buildings, including concrete resurfacing to the apron of the welfare/ office building. Planning application ref: P/24/1604/2.

## **Comments from HR**

N/A

## **Financial Implications**

### **Stephen Munford 23/12/2024**

No cost implications for the council and no implications to the income stream. Currently £10,388.50 per annum income received coded to M835.

*GCR have agreed to cover the council's legal fees for the arranging the licence consenting to the works.*

## **Risk Management**

*There are no specific risks associated with this decision.*

## **Equality, Diversity and Inclusion**

*None identified*

## **Climate Change and Carbon Impact**

*None identified*

## **Crime and Disorder**

None identified

## **Wards Affected**

*Loughborough East*

## **Publicity Arrangements**

*None identified*

## **Consultations**

*The relevant consultations will be undertaken as part of the planning process*

## **Links to the Corporate Strategy**

Effective and Efficient Council	No
Environment and Climate Change	No
Homes and Communities	No
Economy and Growth	Yes

Key Decision:

*No*