

## Decision Recording Form

<b>Title</b>	Lease of Commercial Property at Sandy Hill Lane, Ipswich IP3	<b>Decision Maker</b>	Operations Manager - Property Services
<b>Date of decision</b>	25/08/2022	<b>Source of authority</b>	Constitution, Part 3, Section 5, 11.5 (a)
<b>Date of Publication</b>			

### Background and Reason for decision

#### Decision:

Decision made to enter into a lease at the above property to The Dyslexia Shop. The Council owns the freehold of this property and has granted a eighteen-year lease for the purpose of storage within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 together with retail sales by way of mail order only (so as to exclude any trade counter or other retail sales)

#### Reason:

The Decision was taken for the following reasons:

- Opportunity to strategically manage the Council's estate. The Council owns the freehold of the land. The area is designated as industrial land.
- The tenant has been in operation for several years.
- An independent valuation was obtained confirming the Market Rent and the investment by the tenant including improvements to the ground and internal decorations.

There were no alternative sites to consider.

There are no Crime & Disorder, Equality, Social Value in Contracts, HR, Legal, or ICT implications.

#### Internal Consultees:

PH for Property, Officers within Finance, Major Capital Schemes and Legal Services.

<b>Conflict of interest</b>	N/A	<b>Relevant Portfolio(s)</b>	Property Housing
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ALL WARDS		Use a Y in this box if all wards are affected		Use a Y in the table below to mark the wards affected if not all wards					
NW		NE		CENTRAL		SW		SE	
Castle Hill		Bixley		Alexandra		Bridge		Gainsborough	Y
Whitton		Rushmere		St Margaret's		Gipping		Holywells	
Whitehouse		St John's		St John's		Sprites		Priory Heath	
						Stoke Park			

**Once complete the Decision Maker must send this form and any background documentation for publication to [Monitoring.officer@ipswich.gov.uk](mailto:Monitoring.officer@ipswich.gov.uk)**

Admin use only