

Committee: Full Council

Date: 21 February 2023

Title: Vaughan Lee House Garage rental

Purpose of Report

For Members to consider whether to continue with the current rental of the Vaughan Lee House garage for resilience stores.

Recommendation:

Members to **Resolve** to give one months' notice to Vaughan Lee House to vacate the garage.

Background:

1. Currently the Town Council rent two garages for storage of resilience materials, one at Blackdown View and one behind the Vaughan Lee House.
2. The garage, situated behind Vaughan Lee House on Orchard Vale, Ilminster, has access to the garage via a steep slope. There are no external lights in the area which proved difficult during the flooding in October 2021.



3. Currently it holds resilience stores, in the event that residents may need help during times of flooding with sand, sandbags, and numerous high vis jackets. The garage is not fully utilised, it is in disrepair, and the garage door doesn't fit properly. The lock does not work and the roof and walls leak.



4. The grounds team have advised that all resilience stores could be moved and stored in the Blackdown View garage.
5. As members are aware Officers have been researching possible sites for a new resilience store on Station Road.
6. Vaughan Lee House have advised that they do not seem to have a contract or agreement with us, and they cannot locate one. They are happy, should the Town Council choose to vacate the garage, to agree to a months' notice as a reasonable time frame to be given. Officers cannot locate a contract or agreement either.
7. The Town Council have rented this garage for over 8 years, and the rent has not been increased during those years.

Report:

8. Vaughan Lee House recently had a rental valuation conducted by Greenslade Taylor Hunt and have advised officers that a rent increase against market value should be placed on what the Town Council currently pay.
9. The proposal in this report is that members consider the rental increase and whether Members would like to continue to rent the garage or find an alternative, if two garages are still required.
10. **Appendix 14A** shows the invoice from 1st January 2022 to 31st December 2022 which was £300, and the new rent for 1st January 2023 to 31st December 2023 invoice which has increased to £504. This equates to a 68% increase.
11. Members may wish to consider the following resolutions:
 - a) To give one months' notice to vacate the garage and move the stores to the Blackdown View garage.
 - b) To continue with the current arrangement and accept the rent increase.

Allison Brown
Administration Officer
February 2023