

STOCKTON-ON-TEES BOROUGH COUNCIL

CABINET RECOMMENDATIONS

PROFORMA

Cabinet Meeting13th July 2006

1. Title of Item/Report

Thornaby Town Centre - Shop Unit Terms of Lease

2. Record of the Decision

Cabinet considered a report that sought approval for the terms and grant of a new lease for 3 Wrightson House, Thornaby Town Centre.

Working in partnership with Thornfield Properties Plc, the selected developers for the regeneration of Thornaby Town Centre, the Council had been seeking to obtain vacant possession of both residential and commercial premises in Appleby and Brus Houses, both of which were earmarked for demolition. All the maisonettes had now been vacated and only a handful of commercial tenants had yet to agree terms, either for relocating within the new scheme or for compensation to vacate the centre.

One tenant in Brus House, the gaming company Luxor Leisure, wished to relocate within the town centre to premises in Wrightson House which was not to be demolished. Planning consent was granted in December 2005 for the change of use from retail to a gaming arcade.

The grant of the lease would not only ensure continuity of trading and the retention of local staff in employment, but it would also assist in securing vacant possession of Brus House without the delay and expense of seeking compulsory purchase powers.

RESOLVED that the Grant of the lease, on terms set out in the appendix to the report be approved.

3. Reasons for the Decision

To obtain Cabinet approval for the terms of a new lease, which will assist in the relocation of Luxor Leisure. Relocation will ensure continuity of trading, the retention of local staff in employment, and will also assist in securing vacant possession of Brus House without the delay and expense of seeking compulsory purchase powers.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

None

6. Details of any Dispensations

Not Applicable

7. Date and Time by which Call In must be executed

By no later than midnight on Friday 21st July 2006

Proper Officer
21 July 2006