

ST HELENS HOUSE

SUMMARY

- 1.1 A 299 years lease of the St Helens House complex was granted to Richard Blunt Limited in August 2007.
- 1.2 The lessee has now requested to purchase the freehold of St Helens House to meet funders requirements now that he has identified a potential end user.
- 1.3 A report in the confidential section of the agenda details the terms agreed.

RECOMMENDATION

- 2.1 To note the request and consider the terms proposed in the report in the confidential section of the agenda.

REASONS FOR RECOMMENDATION

- 3.1 A disposal of the freehold appears to represent the best way of ensuring refurbishment takes place.

SUPPORTING INFORMATION

- 4.1 The lease of the St Helens House complex to Richard Blunt Limited was granted for a term of 299 years from 20 August 2007. It contains provisions whereby the lessee covenants to carry out various refurbishment works in a set time period and also a specific user clause.
- 4.2 Council Cabinet on 16 February 2010, approved an extension of two years to the period for completion of the agreed works and completion of the scheme of development under the terms of the lease.
- 4.3 The lessee has approached the Council to acquire the freehold to enable funding to carry out works to secure an end user for St Helens House. Discussions have taken place on the terms of any disposal to protect the Council's position and particularly ensure that the works are completed and the user clause met.

OTHER OPTIONS CONSIDERED

5.1 To continue with the lease and not dispose of the freehold.

This report has been approved by the following officers:

Legal officer	Clare Wasteney
Financial officer	Martyn Marples/Chloe Kenny
Human Resources officer	N/A
Service Director(s)	Debbie Maltby
Other(s)	N/A

For more information contact:	Steve Meynell 01332 643337 e-mail steve.meynell@derby.gov.uk
Background papers:	None
List of appendices:	Appendix 1 – Implications Appendix 2 – Site plan

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IMPLICATIONS

Financial

- 1.1 As detailed in the confidential part of the agenda.

Legal

- 2.1 As detailed in the confidential part of the agenda.

Personnel

- 3.1 None arising from this report.

Equalities Impact

- 4.1 The refurbishment and redevelopment of the St Helen's House complex would allow for it to be brought into beneficial use.

Health and Safety

- 5.1 None arising from this report.

Carbon commitment

- 6.1 None arising from this report.

Value for money

- 7.1 As detailed in the confidential part of the agenda.

Corporate objectives and priorities for change

- 8.1 The proposal would support the Council objective to regenerate Derby's neighbourhoods by bringing back into use a listed building.

