

DECISION TO BE IMPLEMENTED IMMEDIATELY

RECORD OF DECISION TAKEN UNDER DELEGATED POWERS AT COUNTY HALL, NEWPORT, ISLE OF WIGHT ON WEDNESDAY, 4 MAY 2005

Present : Mr R R Barry, Portfolio Holder for Resources

Miss K Green, Committee Services

12/05 [PROPOSED DOCTORS SURGERY AND PHARMACY ADJACENT TO THE HEIGHTS LAKE HILL SANDOWN](#)

The Portfolio Holder gave consideration to agreeing a lease for the development of the new Doctors Surgery, Pharmacy and Social Services Offices at Lake Hill, Sandown.

A decision regarding the agreement of this lease was taken by the Executive in January 2005. A Call-In was received and a meeting of the Resources Select Committee was convened in February 2005 to consider this. At this meeting the Committee made the following recommendations :

1. To Negotiate further to include a clause in the lease to ensure that any income to the tenant derived from car parking is split equally with the Council as the Freeholder.
2. To negotiate further to include in the lease a provision that in the case of the developer assigning the lease hold to another party the remaining link of the lease the Council should be entitled to an uplift clause on 50/50 basis.

With regard to the first recommendation, the Surgery had no intention of charging for car parking and therefore there was no objection to this provision being included. With regard to the second recommendation, the developers were adamant that such an arrangement was unacceptable, therefore a revised up front payment was sought.

Following these further negotiations, it was noted that the Council would receive a capital receipt of £230,000 plus an indexed ground rent of £100 per annum. Although there would be a loss of staff parking at the Heights, this would be balanced by a revised layout which would reduce the loss to 14 spaces.

It was noted that by positioning the Medical Centre next to the Heights Leisure Centre, the Council would be able to work in partnership by

encouraging proactive care in the local community through healthier lifestyles.

Under the Council's Constitution, decisions cannot be Called-In more than once, therefore this decision will not be subject to the Call-In process

DECISION TAKEN :

THAT a lease to Sapphire Primary Care Development, for an increased premium, be agreed conditional on grant of planning consent, subject to securing potential car parking income