

**RUSHMOOR BOROUGH COUNCIL  
RECORD OF EXECUTIVE DECISION  
ROED REF 0187**



**Decision taken by individual Officer**

**DECISION MAKER** *(Name and designation)*

Tim Mills – Head of Economy, Planning and Strategic Housing  
& Acting Head of Property and Estates

**DECISION AND THE REASON(S) FOR IT**

To grant a short-term tenancy at will of only the café's kiosk area within Southwood Café from Saturday 10<sup>th</sup> December. This will allow Chalk in the Park Ltd to trade from the small kiosk within the Café service hatch selling hot & cold drinks and snacks, (no alcohol), from a small part of the proposed new café premises located in Southwood Country Park.

Granting the tenancy at will is intended to help facilitate finalising and signing the longer term tenancy (20 year) outside the Landlord and Tenant Act 1954 lease being entered into by Chalk and also enable them to trade as a coffee kiosk for the visitor centre opening and craft fayre event scheduled to take place on 10<sup>th</sup> December ahead of the Café being completed and opening.

**DATE DECISION TAKEN**

07/12/2022

**ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

The council could not grant the short-term tenancy at will to Chalk and, instead, wait until the longer-term lease agreement was signed before allowing them to operate from the café premises.

This would, however, remove the opportunity for Chalk to establish their kiosk offer at the visitor centre opening and craft fayre event on the 10<sup>th</sup> as lease negotiations are ongoing.

The council could also have prepared an event licence allowing Chalk to operate from the service hatch but only for the specified date and time. Chalk highlighted that the set-up costs to enable their operation were prohibitive if only incurred for only a single event and, therefore, allowing them the ability to freely serve the public for the period 10<sup>th</sup> December to 24<sup>th</sup> December through the tenancy at will helps mitigate this.

**ANY CONFLICTS OF INTERESTS DECLARED**

*(Conflict of interests of any executive member who is consulted by the officer which relates to the decision. A note of dispensation should be attached).*

None

**Signed** \_\_\_\_\_

(Head of Service Consultee – **Tim Mills Head of Economy, Planning and Strategic Housing**)

**Designation - Not a key decision**