

Individual Member Decision Record



This form records an officer decision and is published in accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 and the Openness of Local Government Bodies Regulations 2014.

Decision Maker:	Councillor Mark Crane, Leader of the Council
Lead Officer:	Janet Waggott, Chief Executive/June Rothwell, Head of Operational Services
Title of Decision:	Suspension of Rents for Council Owned Commercial and Industrial Units for 12 Weeks to support businesses affected by Covid-19
Ward(s) Affected:	All
Type of Decision:	<input type="checkbox"/> Key decision <input checked="" type="checkbox"/> Non key decision discharging (or connected to the discharge of) an Executive function <input type="checkbox"/> Specific delegation from Council or Committee <input type="checkbox"/> Grant of permission / licence <input type="checkbox"/> Affecting the rights of an individual <input type="checkbox"/> Awarding a contract or incurring expenditure which materially affects the financial position of the Council <input checked="" type="checkbox"/> Decision under urgency
Details of decision:	<p>In response to the COVID-19 outbreak the UK was placed in lockdown, across the country businesses have been required to close and residents stay at home for all but essential travel. This has had a significant impact on businesses.</p> <p>Selby provides 30 occupied retail, commercial and industrial units, leased by 24 businesses. Relief will be provided through the Business Rate Relief Scheme and the businesses may be eligible for the small business grant scheme. This is helping some businesses with the impact of the lock down.</p>

	<p>A number of tenants of the Council's Units have requested additional assistance through a rent-free period. The impact on the businesses during the Covid-19 lockdown is that 23 of the 24 are closed. The Units which are open are supplying directly to the NHS and are in lockdown for other customers.</p> <p>In response to this the Council will offer support to the businesses renting units from the Council by providing a 12-week rent free period.</p> <p>This decision is urgent, due to putting in place arrangements for Covid-19.</p> <p>The Leader agrees that the Council will implement a 12-week rent free period for Council owned retail, commercial and industrial units from 1 April 2020 to 27 June 2020 to support businesses affected by COVID-19.</p>
Reason for decision:	In the face of the global pandemic it is essential that businesses are supported during this viral outbreak.
Alternative options considered and rejected:	None.
Member Interests: <i>(Name of any Member who has declared a conflict of interest in relation to the decision and details of any dispensation granted by the Head of Paid Service if appropriate)</i>	None.
Legal, Financial or other implications:	<p>The estimated loss of income from the Council's commercial and industrial units will be £40,369.</p> <p>This is intended to be a blanket waiver due to the relatively low-cost implications for the Council and the urgency involved in providing support to businesses in need, which means that a meaningful and timely financial assessment of individual businesses is not practicable.</p> <p>The financial support to the businesses is also well below state aid thresholds and therefore de minimis.</p>

	<p>There is low risk of challenge to the decision, and it is considered the decision is reasonable having regard to the exceptional circumstances surrounding Covid19 .</p> <p>It is proposed that this is funded from the Business Rates Equalisation Reserve.</p> <p>The Chair of the Policy Review Committee has been consulted as it is an urgent decision outside of the Budget and Policy Framework. He agrees that it is urgent.</p> <p>As the decision is made under urgency powers it is not subject to call-in. The Chief Executive confirms that the decision proposed is reasonable in all the circumstances and is to be treated as urgent.</p>
Background papers:	None.
Contact details for further information:	Janet Waggott, Chief Executive
Signed:	<p><i>Signature redacted</i></p> <p>Councillor Mark Crane, Leader of the Council</p>
Date of Decision:	7 April 2020