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| **Meeting Type:** Full Council | **Agenda Item: 17** |
| **Date of Meeting:** 12th Feb 2025 |  |
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| **OAKHAM TOWN COUNCIL** |
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| **Report Authors:** Cllr Christopher Nix | **Subject:** Princess Av. Property Considerations |
| **Title:** Consider the Inspection and development of the Princess Avenue property, Currently in use as a dance studio.  |
| **Strategic Aims:*** Improve environmental and financial efficiency of an OTC property.
* Promote effective stewardship of an OTC property
* Support the tenant of an OTC asset in exploring further developments relating to an OTC property
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| **Proposal:** That Council approves the following:1. To commission an EPC certification inspection of the Princess Avenue Property (currently operated as a dance studio) to understand the energy efficiency of the property. (cost assumed at £120, in line with domestic inspections, suggested to be taken from “unplanned maintenance” budget)
2. Following recommendations from the EPC inspection, to instruct the Town Clerk to prepare a costed list of works for potential remedial activities to improve the thermal/energy efficiency of the building. (to be raised as an agenda item for discussion not more than one month after receipt of the EPC certificate)
3. Conditional to the tenant satisfying all associated requirements, to (at the tenants cost) permit the back-lighting of the exterior sign of the building.
4. Conditional to the tenant complying with guidance on use of security systems and data collection, to permit the installation, at the tenants cost, of a video enabled security system (Ring or similar, as distinct from a CCTV system) to improve the safety and security of the premises and individuals associated with the business.
	1. To reimburse the tenant 50% of the cost of purchase and installation of the security system, up to a maximum of £200, in recognition of the benefit to the overall security of the public asset.
5. Conditional on the tenant securing appropriate planning permission, agree that the tenant may construct, at their own cost, a structure (temporary or otherwise, as approved) to be used as additional studio space on the land within the boundary of the premises.
6. Permit improvement of the flooring in the smaller of the studios, at the tenants cost, to improve the surface and reduce likelihood of injury to those using the premises.
	1. Should it be apparent that the improvement to the flooring will benefit the energy efficiency of the building, that the council will discuss the possibility to financially support an agreed proportion of this activity, once the financial details are apparent.
7. Under appropriate professional electrical guidance and compliance with necessary regulations, that the tenant may install hard-wired electrical heaters as necessary throughout the premises.
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For completion by the office

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| *Budget Header:* |  |
| *Proposed Expenditure* |  | *Initial Budget* |  | *Unbilled Expenditure* |  |
| *Budget Remaining* |  | *Time Sensitive (Y/N)* |  | *Expiry Date* |  |