

**TEST VALLEY BOROUGH COUNCIL**

**HEAD OF SERVICE'S DECISION**

Committee: Executive  
Chairman: Councillor I R Carr  
Head of Service: B G Nicholas

PLOT 50 SOUTH WAY, WALWORTH INDUSTRIAL ESTATE, ANDOVER

**SUBJECT**

1960's dilapidated industrial premises on a 2 acre (0.8 Ha) plot held on a Headlease by BET Properties Ltd in the heart of Walworth. Despite being asked to repair, replace or rebuild the premises, the tenant has refused and several repairs notices have been served by the Borough Solicitor. A three-year impasse has resulted in the building becoming an eyesore and uninhabitable. The land requires immediate redevelopment. Terms are provisionally agreed for a conditional Headlease assignment to permit Redwing Estates (Andover) Ltd to acquire the existing Headlease which will be simultaneously surrendered back to the Council and a new modern 125 year Headlease granted on terms to be agreed by the Officers.

**REASON FOR URGENCY**

(After consultation with the Chief Executive)

BET Properties Ltd have imposed an exchange deadline of 23 October 2003, the next Executive meeting is 29 October 2003.

**DECISION**

(After consultation with the Chairman (or in his absence the Vice-Chairman), who has not requested that the matter be referred to a special meeting of the Committee).

Chief Executive's/  
Director's Signature: .....

Date: 16.10.03

Chairman's/Vice-Chairman's  
Signature: .....

Date: 14.10.03

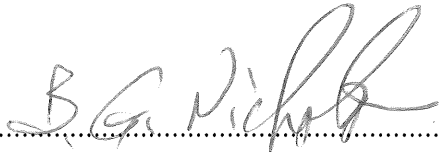
Chairman's/Vice-Chairman's  
(Overview & Scrutiny Committee)  
Signature: .....

Date: 16.10.03

Head of Service's

Signature: .....

14/10/03



Date:

Reported to Committee on .....

Date:

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**DISTRIBUTION**

1. Chief Executive
2. Corporate Director (BS)
3. Corporate Director (RT)
4. Head of Legal Services
5. Head of Administration (original for report to Committee)

**BACKGROUND PAPER:** .....