

**CITIZENS ADVICE BUREAU
ST NEOTS
(Report by the Head of Legal and Estates)**

1. PURPOSE

- 1.1 To consider a request for the District Council to continue to act as a guarantor of a lease to the Citizens Advice Bureau (CAB) in New Street, St Neots.

2. BACKGROUND

- 2.1 In 1996 the District Council agreed to act as a guarantor of a lease to the CAB in St Neots. After initially taking a short lease, the CAB entered into a ten year lease from 2001 under which the District Council acts as a guarantor.
- 2.2 Until recently the CAB had operated as an unincorporated charitable association. These arrangements have now been dissolved and the assets and liabilities transferred to a company limited by guarantee. However, the CAB still remains a registered charity.

3. CURRENT POSITION

- 3.1 In view of the change referred to in 2.2 above, the lease will need to be assigned to the limited company. In the case of the lease at St Neots, the landlord is insisting that the District Council should continue to act as a guarantor. The current annual rent is £15,500 per annum, with a review in 2007.

4. IMPLICATIONS

- 4.1 There are no additional financial or other implications as the District Council is already a party to the current lease. The CAB will meet any costs involved in the Transfer. The position then will be reviewed when the lease expires in 2011.

5. RECOMMENDATION

- 5.1 Cabinet are recommended to approve that the District Council continues to act as guarantor for the lease of premises in New Street, St Neots.

BACKGROUND INFORMATION

Correspondence on Estates File S/628/1

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