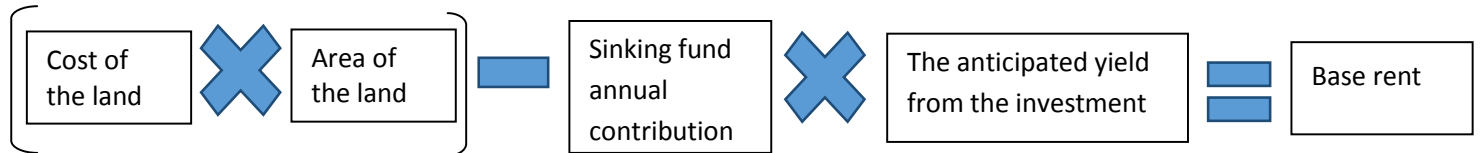


**Community Facilities Management & Rental Policy –
Addition of Formula for Calculating Base Rent
Town Council 23 February 2016**

RECOMMENDED

(i) that the formula for setting a base rent be



(ii) that the formula be included in the Community Facilities and Rental Policy

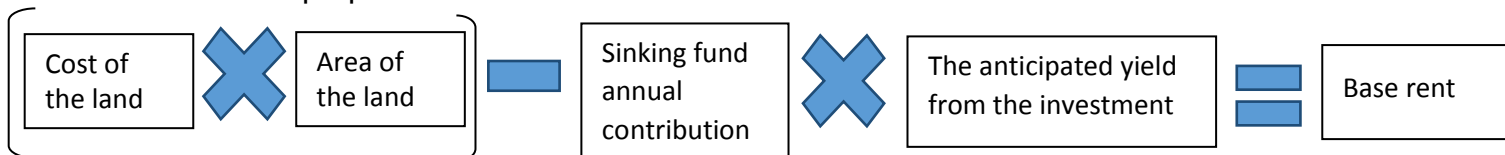
Introduction

1. The principles of a Community Facilities and Rental Policy was approved by the Town Council (14 April 2015) (copy attached).
2. The Licensing Negotiations Group (Councillors Fagan, Neave and Storey) have been working to develop a formula by which a base rent can be set.
3. Advice has been taken from Valuation Office Agency.

Suggested Formula

4. The suggested formula takes into account the cost of acquiring the land and the anticipated yield from the investment.

5. The proposed formula is:



6. For the purposes of reference, at the beginning of 2016 amenity land is selling for approx £25,000 per acre and a satisfactory yield is 3%

Report Prepared: 12 February 2016

For Further Information: Contact the Town Clerk, tel: 01460 52149 or email town.council@ilminster.gov.uk