

Committee: Community and Children's Services	Date: 12 October 2018
Subject: Portsoken Pavilion Café	Public
Report of: Andrew Carter, Director of Community and Children's Services	For Decision
Report author: Simon Cribbens, Assistant Director – commissioning and partnerships, Community and Children's Services	

Summary

This report seeks approval to extend the rent-free period granted to the tenant of the Portsoken Pavilion Café by 24 days in recognition of additional constraints placed on its business by the lack of an operational kitchen.

Recommendation

Members are asked to:

- Approve an extension of the existing rent-free period granted to the tenant of the Portsoken Pavilion Cafe by 24 days.

Main Report

Background

1. The Portsoken Pavilion Café was opened as part of the wider Aldgate Square regeneration. It is delivered and run as a community cafe by the charity Kahaila under a contract with the City Corporation's Department of Community and Children's Services.
2. Kahaila signed a lease and took occupation of the premises in April 2018 and were granted a six-month rent-free period. This acknowledged that the business would be significantly constrained by the on-going development work in the Square and would, on completion of those works, need a period to establish itself.
3. Building works on Aldgate Square required the site to be fenced off, obstructing access to the Pavilion Café and restricting views of it. The fencing around the Square was removed on 13 June 2018. It was anticipated that this was the point from which the Pavilion Café could fully deliver its menu and grow its customer base.
4. During the initial period of the Pavilion Café's operation from April 2018, the kitchen could not be used as it had not secured an appropriate certification from Building Control due to a fault. This was entirely the responsibility of the

developer and not the Pavilion Café provider. Repair and retesting meant the kitchen was not provided with a certificate, and therefore operational, until 7 July 2018. As a consequence, the Pavilion Café could only offer a limited menu and drinks. This was most impactful in the period after 13 June 2018.

Current Position

5. In recognition of the constraints to trade during the period in which the Pavilion Café was fully accessible, but without a functioning kitchen, the provider has asked the City Corporation to extend the rent-free period granted to it by 24 days.

Proposals

6. Officers consider the request reasonable and therefore are seeking the approval of Members to extend the rent commencement date within the current lease from 16 October 2018 to 9 November 2018.

Corporate & Strategic Implications

7. The delivery of a community café as part of the wider Aldgate Square regeneration supports the Department's commitment and contribution to the Corporate Plan aim for a flourishing society.

Implications

8. The extension of the rent-free period by 24 days will result in rental loss to the Department of £1,894.

Conclusion

9. The growth and success of the Portsoken Pavilion Café - as both a business and a hub for the local community – is a priority for the Department and will fulfil the wider aims of the regeneration of the Aldgate Square.

Appendices

None

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