

Industrial Estates Letting Policy

Carlisle City Council

Brief

BE Group has been commissioned to provide the City Council with a strategy and policy document to be the basis for the future lettings of land and premises across its borough-wide estates portfolio. The portfolio ranges from flagship motorway related mixed use business parks, such as Kingstown and Rosehill, to inner city terraced industrial units.

This is the first formal review of policy for some two decades and reflects the structural change of commercial leases that has since occurred. The brief requires a policy that addresses use, financial assessment and lease covenants, to control quality, maintenance and the quiet enjoyment of other occupiers. The policy will also consider how in financial terms the City Council can maximise return and reduce long term running costs through the introduction of service charge payments.



Activities

Activities being carried out by BE Group relate to reviews of:

- Use - Existing planning policy framework and the emergence over time of non - B1, B2, B8 uses within the estates (for example retail and car sales at Kingstown)
- Estate Masterplanning - The City Council is preparing new masterplans for a number of its estates, which are likely to identify areas for redevelopment and/or new infrastructure
- Estate Management - Existing lease provisions for estate management contributions, to establish where change (and opportunity for change) could be introduced
- Financial requirements to assess potential occupiers
- Landlords input to design standards for quality, appearance and sustainability to guide new development
- Lease Terms - Both occupational and ground leases and the identification of new model agreements
- Estate by estate assessments and recommended actions.



Outcome

Study ongoing.

