

Report to:	Cabinet	Date: 14 October 2026
Subject:	10-year occupational Lease – 6b & 6c Bridge Trading Estate	
Report of	Cabinet Member for Adult Care, Health and Public Service Reform	

Summary

1. The Council is the tenant of units 6b and 6c Bridge Trading Estate, Bury, BL8 2AQ, the lease of which has been terminated by the landlord's section 25 notice.
2. The unit is used and occupied by Bury Adult Care Equipment Services.
3. Terms have now been agreed for the Council to be granted a new lease.
4. Approval is sought to complete a new 10-year lease ensuring uninterrupted occupation and continuation of essential services.

Recommendation(s)

5. Cabinet approve a 10-year lease of 6b & 6c Bridge Trading Estate, on the terms set out in this report, to enable Adult Care Equipment Services to remain in occupation

Reasons for recommendation(s)

6. Adult Care Equipment Services provides an essential service and requires secure, uninterrupted occupation of suitable premises to maintain continuity of service.

Alternative options considered and rejected

7. **Vacation of the unit** - This would create a direct risk to the continuity of Adult Care Equipment Services. The unit is already configured for the storage, management and distribution of equipment, aids and adaptations, and loss of occupation would disrupt an essential operational service that supports residents to remain safe and independent at home. Vacation would mean either:
 - a. Finding alternative premises - This option has been rejected because there are no readily available alternative premises currently identified that would provide an equivalent operational base. Moving the service would require the Council to source suitable accommodation, negotiate terms, undertake any

necessary fit-out works, relocate equipment and manage transition arrangements. This would create additional cost, operational risk and potential service disruption. It may also give rise to reinstatement liabilities at the existing premises.

b. Close the equipment store - This option has been rejected because the store support the provision of equipment to residents with care and support needs. Closure would therefore undermine the Council's ability to maintain continuity of an essential Adult Care service.

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Background

8. The Council occupies Units 6b and 6c Bridge Trading Estate, Bolton Road, Bury, BL8 2AQ for use by Bury Adult Care Equipment Services. The premises are used as the Council's equipment store and support the delivery of aids, adaptations and equipment to residents. The service supports people to remain independent, helps prevent avoidable hospital admissions and can assist in reducing the length of hospital stays.
9. The unit which measures 1,058.69 sq. m/ 11,395.64 sq. ft t has been set up and configured specifically for this operational use, with £436,925 capital expenditure incurred when the Council first occupied the premises in 2015 and a further £18,000 subsequently for the installation of a lift. The premises are therefore already adapted to support the storage, management and distribution of equipment, which reduces the need for further investment at the existing site and makes relocation more complex.

Lease Renewal Position

10. The previous lease has expired following the landlord's service of a section 25 notice, and the Council remains in occupation pending completion of a new lease. Terms have now been agreed for the Council to enter into a new 10-year lease backdated to 18 May 2025. Approval is required to regularise the Council's occupation and secure continuity of service from the premises.
11. If the Council does not enter into the proposed new lease, there is a risk that the landlord could require the Council to vacate the premises at short notice, potentially with immediate effect. This would disrupt Adult Care Equipment Services and the timely provision of essential equipment to residents. The risk

is mitigated by completing the new lease promptly to regularise and secure the Council's continued occupation.

Key lease terms

12. The key terms of the proposed new lease are as follows:

Landlord: Manston Properties Limited.

Tenant: The Metropolitan Borough of Bury.

Property: Units 6b and 6c, Bury Bridge Trading Estate, Bolton Road, Bury.

Term: 10 years from 18 May 2025 to 17 May 2035.

Rent: £102,000 per annum, payable monthly in advance.

Rent review: open market rent review on 18 May 2030, with the reviewed rent being the greater of the passing rent or the open market rent determined in accordance with the lease.

Break option: tenant-only break option on 17 May 2030, subject to the Council giving not less than six months' written notice, payment of rent and other sums properly demanded, and vacant possession being provided.

Security of tenure: the lease is to be contracted out of Sections 24 to 28 of the Landlord and Tenant Act 1954, meaning the Council will not have statutory renewal rights at the end of the term.

Permitted use: use within Use Classes E(g), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987, reflecting the operational use of the premises.

Repair: full repairing obligations, limited so that the Council is not required to put the premises into any better state of repair or condition than that evidenced by the Schedule of Condition.

Insurance and service charge: the Council is responsible for insurance rent and a fair and reasonable proportion of estate service charge costs.

Operational rights: the lease grants rights of access over the estate, use of estate conduits, six exclusive parking spaces and loading/unloading rights required for the Council's operational use.

Operational importance of retaining the premises

13. The unit is integral to the delivery of Adult Care Equipment Services. The service relies on the premises as an operational equipment store to receive, hold, manage and distribute aids, adaptations and equipment to residents. Loss of the premises would create a direct risk to service continuity, with potential disruption to the timely provision of equipment that supports residents to live safely and independently at home, helps prevent avoidable hospital admissions and supports hospital discharge.

Other Considerations

14. The proposed rent of £102,000 per annum (£8.95 per sq ft) is higher than the £57,790 rent currently being paid by the Council. However, comparable industrial evidence within Bury and North Manchester indicates rents are currently in the range of £8.00-£10.00 per sq ft for secondary industrial

- accommodation, with newer or higher specification premises achieving in excess of £11.00 per sq ft. The agreed rent of approximately £8.95 per sq ft is therefore considered to be within the range evidenced by the local market.
15. The tenant only, break clause and right to assign clauses within the lease will provides the flexibility to vacate if needed but also provides Adult Care with security of occupation until 2035.
 16. Although the increase represents an additional revenue pressure, remaining in occupation avoids the further costs and risks that would arise from relocation, including the need to identify and secure alternative suitable premises, undertake new fit-out works to meet the operational requirements of the Equipment Service, move stock and equipment, manage service disruption during transition and address potential reinstatement liabilities at the existing premises and dilapidation works expected to be in the region of £160k.
 17. Costs of running services have been compared with other boroughs across Greater Manchester and when accounting for population size the cost of delivering the service here in Bury is £5.11 per person compared to a low of £3.88 and a high of £6.90. The lowest is where the service is delivered from a wholly council owned building with negligible property costs included. Only 2 services operate in this way.
 18. When considered alongside the lack of readily available alternative premises, the cost and disruption of relocation, and the importance of maintaining continuity of an essential Adult Care service, the increased rent is considered proportionate and reasonable in the circumstances.
 19. It would not be possible to secure good-quality alternative premises at a lower rent without the need for further adaptations.
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Links with the Corporate Priorities:

Please summarise how this links to the Let's Do It Strategy.

20. This proposal supports the Let's Do It Strategy by enabling the continued delivery of essential Adult Care Equipment Services from Units 6b and 6c Bridge Trading Estate. The service supports residents to live independently, remain safe at home and access timely aids, adaptations and equipment.
 21. Securing continued occupation of the premises therefore contributes to the Council's priorities around prevention, early intervention, community resilience and supporting residents to live well within their communities.
 22. The recommendation also maintains continuity of service from premises that have already been adapted and configured for the operational requirements of the service, avoiding the disruption, cost and service risk associated with relocation.
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Equality Impact and Considerations:

*Please provide an explanation of the outcome(s) of an initial or full EIA and make **specific reference regarding the protected characteristic of Looked After Children**. There must be a signed off EIA template appended with a full analysis or explanation as to why an analysis is not needed for the report to be put forward to Cabinet. Sign off to be completed by the Council's Equality, Diversity and Inclusion (EDI) Manager (contact l.cawley@bury.gov.uk for advice).*

23. The decision seeks approval to enter into a new lease to enable the continued occupation of Units 6b and 6c Bridge Trading Estate by Bury Adult Care Equipment Services. The proposal does not introduce a new policy, service change or reduction in service provision. Its purpose is to maintain continuity of an existing operational service.
24. The decision is expected to have a positive impact, as the Equipment Service supports residents who may require aids, adaptations and equipment to live safely and independently. This may include older people, disabled people, people with long-term health conditions, and residents with care and support needs. Continuity of the premises supports ongoing access to this essential service and helps avoid disruption to residents who rely on timely provision of equipment.
25. No adverse impacts have been identified for people with protected characteristics

Environmental Impact and Considerations:

*Please provide an explanation of the Environmental impact of this decision. Please include the impact on both **Carbon emissions** (contact climate@bury.gov.uk for advice) and **Biodiversity** (contact S.Tinsley@bury.gov.uk and Dennis.whittle@bury.gov.uk for advice)*

26. N/A

Procurement Implications:

27. No Procurement Implications

Legal Implications:

28. The Council has the power under section 120 of the Local Government Act 1972 to acquire land by agreement, including by way of lease, for the purpose of any of its functions.

Terms have been agreed for a new 10-year lease. The new lease is to be contracted out of section 24 to 28 of the Landlord and Tenant Act 1954. The appropriate statutory procedure must be completed before the Council

becomes contractually bound and the Council will not have a statutory right to a further tenancy when the lease expires. The lease includes a tenant's break option and full repairing obligations limited by a Schedule of Condition. Subject to Cabinet approval, Legal services will finalise and complete the necessary legal documentation.

Financial Implications:

29. There is an annual recurrent cost pressure of £44,210 relating to the new lease which will be reflected in the updated medium term financial strategy

Appendices:

Not applicable

Background papers:

Please list any background documents to this report and include a hyperlink where possible.

Not applicable

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning