

CABINET

13 SEPTEMBER 2012

REPORT OF FINANCE AND ASSET MANAGEMENT PORTFOLIO HOLDER

A.4 VARIATION OF LEASE, FRINTON AND WALTON SCOUTS, PARK PLAYING FIELD, OFF ROYDEN WAY, FRINTON ON SEA, ESSEX

(Report prepared by David Hall)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek approval to vary the size of the demised premises of the existing lease with Frinton and Walton Scouts to allow the scouts to extend their building by 18m². The site is edged bold on the attached Appendix A.

EXECUTIVE SUMMARY

Frinton and Walton Scouts currently hold a 21 year lease which commenced in April 2006.

RECOMMENDATION(S)

That Cabinet considers the details of the proposal and decides whether to progress with the variation of the existing lease as set out in this report.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The Corporate Plan identifies the need to provide quality leisure facilities and to work in partnership with local organisations. The proposed action meets both targets.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The financial implications of varying the lease will be set out in a follow up report. The tenants currently benefit from a grant under the Council's Community Asset Rent Off-Setting Scheme (CAROS). The financial contributions to this Council by way of rent paid are set out in a report in Part B of this agenda.

Risk

There is little risk associated with the varying the lease as the tenant has been successfully operating the Scout Troop since the Lease commenced in April 2006.

LEGAL

This action is within the discretionary powers of the Council.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.

Crime and Disorder/Equality and Diversity/Health Inequalities/Consultation/Public Engagement

Ward

Hamford

PART 3 – SUPPORTING INFORMATION**BACKGROUND**

The Frinton and Walton Scouts have been tenants since the current lease commenced on the April 2006. During that time they have met the conditions of the lease.

CURRENT POSITION

The Scouts have applied for and obtained Plannig Consent to extend their existing building by 18m2 to provide additional storage.

They have applied to the Council as Landlord for consent to build the extension now that they have obtained full funding for the work.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

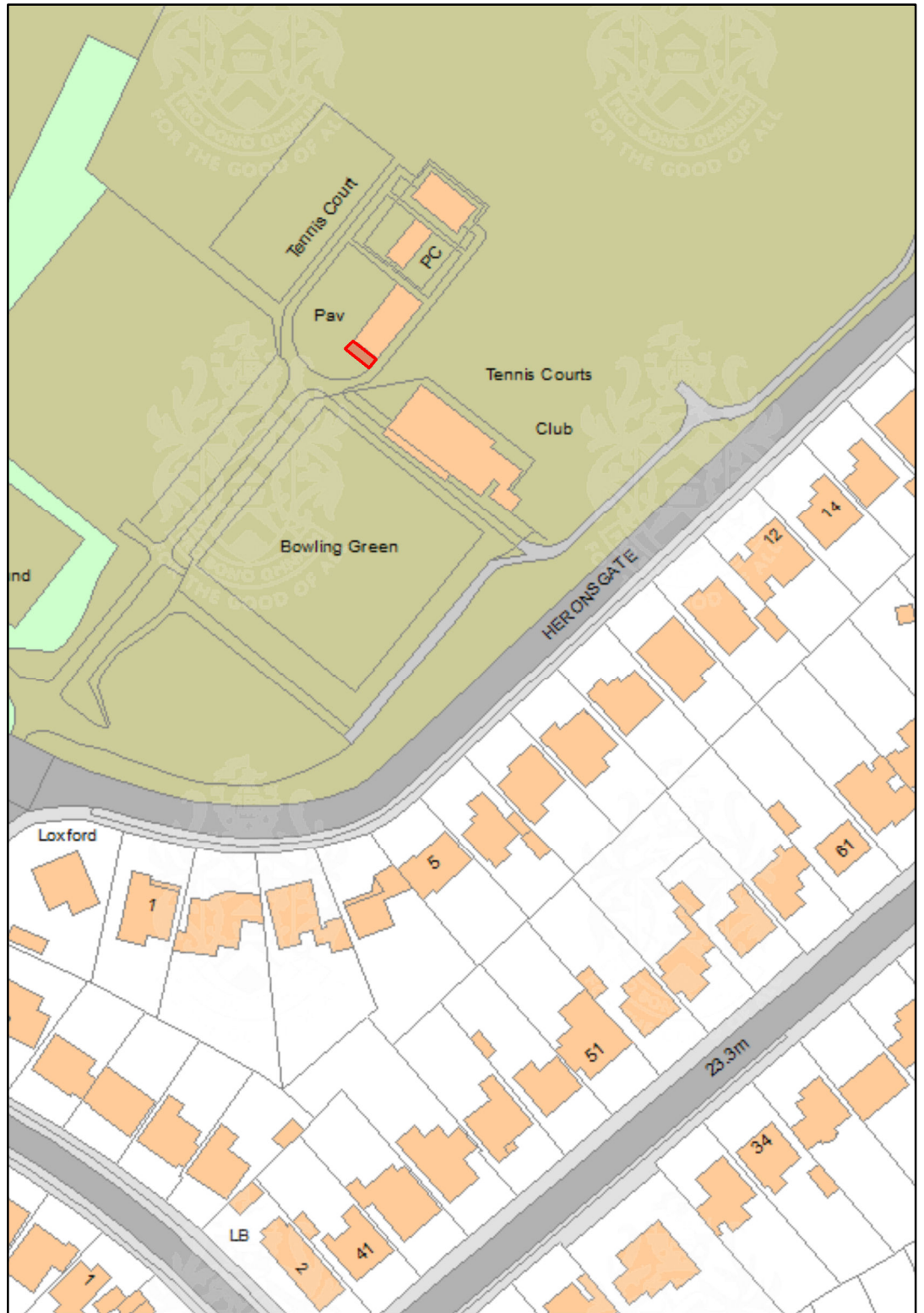
Appendix A – plan indicating location of Scout hut

Frinton & Walton Scouts

Tendring
District Council

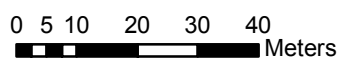


Legend



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Map Notes

