

CABINET

23 JANUARY 2013

REPORT OF FINANCE AND ASSET MANAGEMENT PORTFOLIO HOLDER

A.5 RENEWAL OF LEASE, HOLLAND ON SEA BOWLS CLUB, YORK ROAD, HOLLAND ON SEA, ESSEX

(Report prepared by David Hall)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To seek approval for the renewal of the existing lease with The Trustees of Holland on Sea Bowls Club for a new 21 year term for continued use as a Bowls Club. The site is edged bold on the attached Appendix A.

EXECUTIVE SUMMARY

The Trustees of Holland on Sea Bowls Club are currently holding over on the 21 year lease which expired on 30 April 2010.

RECOMMENDATION(S)

That Cabinet considers and decides whether to progress with the renewal 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 renewing the lease will be set out in the report in Part B of this agenda.

There is a decision to end the Council's Community Asset Rent Setting Off Scheme from 2015/16. The club have been made aware of this and informed that their rent would then revert to the market rent.

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 granting of the lease renewal as the tenant has been successfully operating the Club since the Lease commenced in 1989.

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

St Bartholomews

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The Trustees of Holland on Sea Bowls Club have been tenants of the Club since the current lease commenced on the 1 May 1989. During that time they have met the conditions of the lease.

CURRENT POSITION

The current lease expired on the 30 April 2010 since when the club have been holding over. Entering into a new 21 year lease provides the security that the trustees seek in order to maintain the facility until at least 2031.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A – plan indicating location of Bowls Club