

Key Decision Required:	No	In the Forward Plan:	No
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PORTFOLIO HOLDER FOR FINANCE AND CORPORATE RESOURCES

20 September 2018

A. NEW LEASE of 21 KINGS HEAD SREET HARWICH (Report prepared by Andy White)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To approve the principle of taking a new lease of No 21 Kings Head Street Harwich to facilitate a tourist attraction as part of the quatercentenary of the sailing of the Mayflower.

EXECUTIVE SUMMARY

21 and 21a Kings Head Street are owned by a private individual.

2020 is the 400th anniversary of the sailing of the Mayflower.

Christopher Jones was the Master of the Mayflower. He lived at 21 Kings Head Street.

The Current owner of the property has suggested the possibility of the Council and possibly partners using 21Kings Head Street as a museum and tourist attraction on a leasehold basis.

The Council and partners seek to enhance and extend the tourist offer available during the quatercentenary.

Work will be necessary in order to make the property ready to work as a public attraction.

Any longer term use would require attention to the wider condition of the building.

Provisional terms have been agreed for the taking of a lease of 21 Kings Head street. Details of the terms are set out in the concurrent confidential report.

RECOMMENDATIONS

That the Portfolio Holder approves the principle of the taking of a new lease of 21 Kings Head Street Harwich.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

The potential acquisition of the property offers potential to contribute to Council priorities of Delivering an attractive events programme and local regeneration.

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

The preparation of the building for public access and the running of an attraction will require expenditure. This expenditure may be offset by running costs. Partner organisations may be able to assist with the staffing of an attraction at the site.

Consideration of these costs together with proposals of a range of other sites and events supporting Mayflower 400 will be the subject of further report and consideration.

Detail of terms for the proposed lease are set out in the concurrent confidential report.

Risk

There are risks that:

- Planning permission or listed building consent cannot be obtained;
- significant repairs are required;
- adaptation and exhibition costs could be high, and;
- revenue returns do not cover running costs.

It is proposed that detailed work is planned by the Head of Leisure Services in order to minimise these risk factors.

LEGAL

Section 120(1) of Local Government Act 1972 provides for the Council to acquire land either within or outside the District for any purpose within that or any other Act or for the benefit, improvement or development of the area.

Section 12 of the Local Government Act 2003 provides a general power to invest (a) for any purpose relevant to its functions under any Act or (b) for the purposes of the prudent management of its financial affairs.

In coming to decisions in relation to management of assets, the Council must act in accordance with its statutory duties and responsibilities. Under case law following Section 120 of Local Government Act 1972, the Council is obliged to ensure that the management of its assets are for the benefit of the district.

OTHER IMPLICATIONS

Consideration has been given to the implications of the proposed decision in respect of Crime and Disorder, Equality and Diversity, Health Inequalities, Consultation/Public Engagement and Wards; and any significant issues are set out below.

None

Ward

Harwich East

PART 3 – SUPPORTING INFORMATION

BACKGROUND

21 and 21a Kings Head Street are owned by a private individual.

2020 is the 400th anniversary of the sailing of the Mayflower.

Christopher Jones was the Master of the Mayflower. He lived at 21 Kings Head Street.

The Current owner of the property has suggested the possibility of the Council and possibly partners using 21Kings Head Street as a museum and tourist attraction on a leasehold basis.

The building has been offered to the Council on a short leasehold basis at first but with potential for a longer term arrangement if successful.

Considerable work will be necessary in order to make the property ready to work as a public attraction.

Any longer term use would require attention to the wider condition of the building.

CURRENT POSITION

Provisional terms for the taking of a lease have been agreed and are detailed in the concurrent confidential report.

The Portfolio Holder is therefore requested to consider whether to agree the principle of the acquisition of a lease of the site.

APPENDICES

Appendix A: Location Plan