

<b>Key Decision Required:</b>	<b>No</b>	<b>In the Forward Plan:</b>	<b>Yes</b>
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## PORTFOLIO HOLDER FOR CORPORATE FINANCE AND GOVERNANCE

1 September 2020

### A. GRANT OF A NEW LEASE OVER THE HIGH LIGHTHOUSE, WEST STREET, HARWICH

(Report prepared by Layla Davey)

#### PART 1 – KEY INFORMATION

##### PURPOSE OF THE REPORT

To seek approval for the granting of a new lease over the High Lighthouse, West Street, Harwich, as shown edged red on the plan in Appendix A.

##### EXECUTIVE SUMMARY

The current tenants are holding over on their lease, the term of which expired on 11 June 2019. They are now seeking a new Lease for a 15 year term.

It is proposed to grant a new Lease in accordance with the Heads of Terms set out in the concurrent confidential report.

##### RECOMMENDATIONS

**That Portfolio Holder approves the principle of the granting of a new 15 year Lease.**

#### PART 2 – IMPLICATIONS OF THE DECISION

##### DELIVERING PRIORITIES

The new lease will contribute to the following Council priorities:

- Use assets to support priorities
- Promote Tendring's tourism, cultural and heritage offers

##### FINANCE, OTHER RESOURCES AND RISK

###### Finance and other resources

The granting of a new lease will continue to provide a small income to the council whilst retaining the freehold of the asset.

###### Risk

The tenant is responsible for the internal repair and maintenance of the property under the

Lease and Officers will monitor the property and ensure that the conditions within the Lease are met.

The Council retain responsibility for the repair to the external parts of the property and it is recommended that this is regularly inspected and a program of maintenance put in place that can be met from revenue budgets in order to mitigate the risk of large capital repairs being required.

#### **LEGAL**

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.**

The local Ward Councillor has been made aware of this report and its recommendations.

#### **Ward**

Harwich & Kingsway

### **PART 3 – SUPPORTING INFORMATION**

#### **BACKGROUND**

This property has been leased since 1991, for use as a museum. The current tenants took an assignment in 2014 and have turned it into a maritime and local history museum from the radio museum which it was for many years.

#### **CURRENT POSITION**

The current tenants are holding over on a lease which expired on the 11 June 2019. Heads of Terms have now been agreed, full details of which are contained in the concurrent confidential report, in order for the tenants to continue running a museum at this site.

#### **FURTHER HEADINGS RELEVANT TO THE REPORT**

None

#### **BACKGROUND PAPERS FOR THE DECISION**

None

**APPENDICES**

**Appendix A: Location Plan**