

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

**5 October 2020**

**A. NEW LEASE IN RESPECT OF LAND AT HOLLAND HAVEN, HOLLAND ON SEA**  
(Report prepared by Jennie Wilkinson)

**PART 1 – KEY INFORMATION**

**PURPOSE OF THE REPORT**

To seek approval for the granting of a new lease over land at Holland Haven, Holland on Sea shown edged red on the plan at Appendix A.

**EXECUTIVE SUMMARY**

The current tenant has rented the site for over 30 years for the purposes of siting a radar and communications mast. The current lease is due to expire on the 31 January 2021 and the tenants have requested that this is renewed.

**RECOMMENDATIONS**

**That the Portfolio Holder approves the principle of the granting of a new lease over the Land at Holland Haven, Holland on Sea**

**PART 2 – IMPLICATIONS OF THE DECISION**

**DELIVERING PRIORITIES**

The Council has Corporate Priorities to balance the annual budget, use assets to support priorities and for partnership working. The granting of this lease will contribute to these.

**FINANCE, OTHER RESOURCES AND RISK**

**Finance and other resources**

Renewal of the lease will provide for ongoing rental income. Details of the terms of the lease are set out in the concurrent confidential report.

**Risk**

The current tenant has leased this property for over 30 years and there is not considered to be a significant risk in renewing for a further term.

**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.

OFFICIAL

Section 123(1) Local Government Act 1972 indicates that, a local authority may dispose of land held by it in any way it wishes so long as (section 123 (2) the land is disposed for a consideration not less than the best that can reasonably be obtained.

**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 Members have been advised of this Report and its recommendations.

**Ward**

St Bartholomew's

**PART 3 – SUPPORTING INFORMATION**

**BACKGROUND**

This land at Holland Haven has been leased as a site for a communications tower to the current tenant for over 30 years. The current lease is for a 21 year term which expires on 31 January 2021. The tenant has requested a lease renewal for a further 20 years.

**CURRENT POSITION**

Officers have negotiated Heads of Terms based on the Council's standard lease and those of the current lease, which have been agreed by the Tenant. Full details of these Heads of Terms are in the concurrent confidential Report.

**FURTHER HEADINGS RELEVANT TO THE REPORT**

None

**BACKGROUND PAPERS FOR THE DECISION**

None

**APPENDICES**

**Appendix A – Location Plan**