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| Key Decision Required: | No | In the Forward Plan: | Yes |
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PORTFOLIO HOLDER FOR CORPORATE FINANCE AND GOVERNANCE

19 January 2021

A. NEW LEASE IN RESPECT OF THE BOATING LAKE & ADJACENT PROPERTY, LOWER MARINE PARADE, DOVERCOURT (Report prepared by Izaak Marshall)

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT

To approve the principle of granting a new lease over the Boating Lake and adjacent Property situated in Lower Marine Parade, Dovercourt,

EXECUTIVE SUMMARY

TDC owns the freehold of the property in Lower Marine Parade, Dovercourt, shown edged red on the plan in Appendix A. The previous tenant vacated in July 2019 and the building has been unoccupied ever since. Following the second round of advertising, three proposals have been received for the site.

Details of the proposals received together with recommendations and heads of terms for a new lease are contained in the concurrent confidential report.

RECOMMENDATIONS

That the Portfolio Holder approves the principle of the granting of a new lease over the Boating Lake and adjacent Property situated in Lower Marine Parade, Harwich,

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

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

FINANCE, OTHER RESOURCES AND RISK

Finance and other resources

Granting of the lease will reduce revenue costs and provide an ongoing revenue income.

Risk

This is discussed in the concurrent confidential report.

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.

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 Member has been advised of this Report and its recommendations.

Ward

Dovercourt All Saints

PART 3 – SUPPORTING INFORMATION

BACKGROUND

This property was previously leased out to a windsurfing school, however the lease came to an end and the tenant moved out in July 2019.

The property has since been marketed and tenders invited on two occasions. The first process did not provide any suitable offers and a second round of advertising was undertaken.

CURRENT POSITION

Three proposals have now been received for the property, full details of which, together with recommendations and terms for a new lease, are set out in the concurrent confidential report.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A - Plan