

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

23 February 2021

- A. NEW LEASE IN RESPECT OF LAND & 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 Land & 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 September 2020 and the building has been unoccupied ever since. Following the first round of advertising, six 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 Land & Property situated in Lower Marine Parade, Dovercourt, 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 Members have been advised of this Report and its recommendations.

Ward

Dovercourt All Saints

PART 3 – SUPPORTING INFORMATION

BACKGROUND

The property was previously used as a roller skating rink in conjunction with a café and entertainment venue however the lease ended and the tenant moved out in September 2020.

The property has since been marketed and tenders have been invited in order to find a tenant who will refurbish this site and pay a market rent.

CURRENT POSITION

Six proposals have now been received for the property, 2 in respect of a freehold purchase and 4 with leasehold proposals full details of which, together with recommendations and terms for a new lease, are set out in the concurrent confidential report.

It is proposed that approval be given to the principle of the disposal to the favoured proposer in accordance with the decision made in the concurrent confidential report.

FURTHER HEADINGS RELEVANT TO THE REPORT

None

BACKGROUND PAPERS FOR THE DECISION

None

APPENDICES

Appendix A - Plan