

## REPORT ON BEHALF OF THE PROPERTY & PROJECTS GROUP

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### **SUBJECT: LEASE RENEWAL OF LITTLE HAVEN BOAT PARK**

#### Purpose of Report

To seek the resolution of Members for the granting of a lease renewal to the Little Haven Boat Owners Association of National Park owned land known as the Little Haven Boat Park, Little Haven.

#### Background

The Little Haven Boat Park is located within the heart of the village. It is owned by the National Park and is a tarmac surfaced extension of our abutting car park. The Boat Park provides spaces for approximately 44 boats and has been managed by the Little Haven Boat Owners Association for and on behalf of its members since the mid 1970's. The Association are presently holding over following the expiry of their previous lease in March 2012. Following extended negotiations your officers have now agreed terms with the Association to provide for their continuing occupation under a new lease. Those terms remain essentially unchanged apart from the following material alterations:

- A 15 year lease term;
- 5 yearly index linked rent reviews tied to RPI;
- A stepped annual rental increase rising to £52 per boat space in year 3.

The extended lease term and rent review mechanism offer long term stability to the Association and reduced management costs for the National Park. The agreed rental levels reflect and support comparable rentals that we are achieving elsewhere across our portfolio.

#### Financial, Risk & Compliance Considerations

The renewal of the lease on the terms outlined above will secure the on-going management of this facility at a local community level for the next 15 years on equitable rental terms, whilst wording to exclude the security of tenure provisions of the 1954 Landlord & Tenant Act will still allow the Authority to review its options at the end of the lease term. The principles of this new lease are in accordance with our recently adopted Asset Management Policy.

#### Human Rights/Equality Issues

No issues

#### Biodiversity Implications/Sustainability Appraisal

No issues

Welsh Language Statement

No issues

Recommendation

**That Members authorise Officers to document a new occupational lease with the Little Haven Boat Owners Association on the terms outlined above.**