

**CORE MANAGEMENT TEAM REPORT ON BEHALF OF THE PROPERTY &
PROJECTS GROUP**

**SUBJECT:
RE-GEARING OF THE NEWPORT HARBOUR FORESHORE SUB LEASE**

Purpose of Report

To seek the resolution of Members to grant the Cymdeithas Cychod Afon Nyfer AC Harbwr Trefdraeth a lease renewal of the foreshore at Newport Harbour to extend their continuing management of mooring activity within the harbour.

Background

The Foreshore at Newport is held by the Authority under a lease dated 16th August 2002 from the Crown Estate, and is subject to a sub lease granted in favour of the Cymdeithas Cychod Afon Nyfer AC Harbwr Trefdraeth who manage and regulate the mooring activity within the harbour. The Harbour Associations current sub lease expires in 2016. An opportunity now exists to take an early surrender of that sub lease simultaneous with the granting of a new sub lease that would extend the Associations management of the moorings until 2027 and provide for pre agreed stepped annual rental increases over the first 3 years of £32 (yr 1), £42 (yr 2) & £52 (yr 3) per mooring. Future rent reviews would be RPI linked and the review dates would be co terminus with the existing Solva & Porthclais sub leases and Nat Park head lease rent review dates.

In all other respects the terms of the proposed new lease would remain essentially unchanged from the current agreement. Your Officers consider this is an opportunity to provide long term stability for the Association, reduced management costs for the Nat Park and the mechanism to ensure that future changes in rents, whether collected or paid by the Authority for the moorings at Newport, Solva and Porthclais mirror each other and fall due on exactly the same dates for as long as reasonably possible.

Financial, Risk & Compliance Considerations

The renewal of the Newport Sub lease as summarised above are permitted under the terms of our lease with the Crown Estate, and will secure the on-going management of the moorings at a local community level up until 2027 on equitable terms. The principles of this proposed 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 complete a simultaneous surrender of the existing lease and grant of new lease on the terms summarised above.