

REPORT OF ESTATES OFFICER

SUBJECT: ABERCASTLE HARBOUR FORESHORE SUB LEASE

Purpose of Report

To seek the resolution of Members to grant the Abercastle Boat Owners Community Interest Company a lease of the foreshore at Abercastle to provide for the management of mooring activity within the harbour.

Background

The Foreshore at Abercastle is held by the Authority under a lease dated 16th August 2002 from the Crown Estate. It provides a small number of moorings which have been managed at a local community level for many, many years. Historically that management was undertaken by an organisation known as the Abercastle Boat Owners Association. The Association has recently changed its legal status to that of a Community Interest Company Limited by Guarantee. Your Officers discussions with the Abercastle Boat Owners Community Interest Company in pursuit of a new contemporary foreshore sub lease to provide for the ongoing management of the moorings at a local level have now been agreed. The salient terms will mirror those at Newport, Solva and Porthclais and are as follows:

- The granting of a new 13 year lease term effective from 29th September 2014
- The first rent review shall fall due on the 29th September 2017 and 5 yearly thereafter on an index linked RPI basis.
- A pre agreed stepped annual rental over the first 3 years of the new lease at £32 (yr 1), £42 (yr 2) & £52 (yr 3) per mooring respectively

Your officers consider this is an opportunity to provide long term stability for the future use and management of the moorings at Abercastle, reduced management costs for the National Park and the mechanism to ensure that future changes in rents, whether collected or paid by the Authority for the moorings at Abercastle, 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 granting of the proposed sub lease as summarised above is 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 adopted Asset Management Policy. Your Officers have had sight of a letter of endorsement from

Mathry Community Council supporting the grant of a lease by this Authority to the recently created Abercastle Boat Owners Community Interest Company to provide for the management of the moorings at a local community level.

Human Rights/Equality Issues

No issues

Biodiversity Implications/Sustainability Appraisal

No issues

Welsh Language Statement

No issues

Recommendation

That Members authorise Officers to complete the documentation of a new lease to the Abercastle Boat Owners Community Interest Company on the terms summarised above.