

**Agenda Item No: 7**

**Report to:** Charity Committee

**Date of Meeting:** 30 September 2013

**Report Title:** **Land at Marine Parade - Hastings & St Leonards Angling Association**

**Report By:** Peter Grace  
Head of Finance

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### **Purpose of Report**

To seek approval to grant a lease.

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### **Recommendation(s)**

- 1. That Charity Committee agrees to renew Hastings & St Leonards Sea Angling Association's lease; and**
- 2. That Charity Committee delegates to the Estates Manager the authority to agree the final terms of the lease.**

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### **Reasons for Recommendations**

The lease is within the Landlord & Tenant Act and there is no reason not to grant a new agreement thereby securing rental income to the Trust.

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## Background

1. The land shown edged black on the attached plan is leased to Hastings & St Leonards Angling Association for use as a clubhouse and boat compound.
2. The existing 20 year agreement expires in December 2013 and the tenant has requested that the lease is renewed for a further 20 years.

## Coastal Users Group

3. In accordance with the Trust's Scheme the Coastal Users Group has been consulted on this matter.

## Monitoring Officer's Comments

4. The land in question falls within the definition of 'specified land' in the Hastings Borough Council Act 1988. The Act provides that 'specified land' can be let on such terms and conditions as the Trust think fit.
5. There is no requirement for public notice.
6. In order to deal with any potential conflict of interest between Hastings Borough Council and the Trust an independent valuation has been obtained from Dyer & Hobbis.

## Conclusion

7. There is no reason not to renew the lease. It is proposed that the Council's Estates Manager is delegated the necessary authority to negotiate terms for a new 20 lease on the same terms as the existing agreement save as to the rent and any necessary modernisation. The new rent to be in accordance with the advice in the independent valuation.

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## Wards Affected

Ashdown, Baird, Braybrooke, Castle, Central St. Leonards, Conquest, Gensing, Hollington, Maze Hill, Old Hastings, Ore, Silverhill, St. Helens, Tressell, West St. Leonards, Wishing Tree

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## Area(s) Affected

Central Hastings, East Hastings, North St. Leonards, South St. Leonards

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## Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	No

Environmental Issues	No
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No

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## Background Information

Appendix 1 - Plan

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## Officer to Contact

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