

Long lease at Mundesley Promenade and disposal of land at Beeston Putting Green, Sheringham

Summary:	This report outlines lease and disposal proposals in connection with the Councils land portfolio.
Options considered:	An alternative option would be not to move forward with these transactions, however that would impact on these organisations being able to deliver services to the community.
Conclusions:	Officers have negotiated two property transactions that will enable services delivered to the community to be continued.
Recommendations:	Officers recommend to Cabinet to approve the two property transactions as outlined in this report and the exempt appendix: 1. 50 year lease of land for inshore lifeboat at Mundesley Promenade 2. Disposal of land at Beeston Putting Green, Sheringham.
Reasons for Recommendations:	For the continuation of community services within the district.

LIST OF BACKGROUND PAPERS AS REQUIRED BY LAW

(Papers relied on to write the report, which do not contain exempt information and which are not published elsewhere)

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Cabinet Member(s) Cllr Eric Seward	Ward(s) affected Mundesley Sheringham
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1. Introduction

- 1.1 This report provides information regarding two property transactions that have been negotiated by Officers in relation the Councils land portfolio. These are:

- 1.1.1 A long ground lease for Mundesley Inshore Lifeboat at Mundesley Promenade.
- 1.1.2 Disposal of Beeston Putting Green, Sheringham

2. Mundesley Inshore Lifeboat.

- 2.1 The Mundesley Inshore Lifeboat, a registered charity has been in operation since 1972 and is on call 365 days per year, 24 hours a day. A new lifeboat station was constructed by them in 2006 on land in the Councils ownership. A new 50 year lease is proposed to document the tenant, Mundesley Volunteer Inshore Lifeboat's occupation on the Councils Land and the terms can be found in the exempt Appendix.

3. Beeston Putting Green, Sheringham

- 3.1 Sheringham Town Council have utilised land in Sheringham which is known at Beeston Putting Green, for over 20 years. During this time the Town Council have undertaken the maintenance and repairs of the site and use an operator to deliver putting/golf activities to the community.
- 3.2 The site is in need of investment to ensure recreational use of the site can continue in the future. Due to the current short term licence arrangements, any investment into the site has not been deemed viable and therefore it is proposed to dispose of the freehold of the land at a market value to the Town Council so that necessary investment can be made. The disposal would also mean the Town Council can secure a longer term arrangement with an operator which give greater certainty over continued putting facilities in the Town at this location.
- 3.3 A summary of the terms proposed can be found in the Exempt Appendix.

4. Medium Term Financial Strategy

- 4.1 The disposal of land at Sheringham will result in a capital sum and details of this can be found in the exempt appendix. There is no material impact on the Councils Medium Term Financial Strategy with the lease proposal.

5. Financial and Resource Implications

- 5.1 There are no significant implications to raise.

6. Legal Implications

- 6.1 In relation to Mundesley Inshore Lifeboat a lease has been drafted based on terms agreed in principle, by Eastlaw, who have been providing legal advice to Council Officers.
- 6.2 This is a long term lease which will limit the Councils ability to utilise the land for other purposes during this time, however it is recognised that this term gives stability and security of tenure to Mundesley Inshore Lifeboat to provide a valuable community and tourist service.

- 6.3 With regard to the disposal of Beeston Putting Green, Eastlaw will act on behalf of the Council with sale transaction. It is intended to include a restricted covenant limiting the use to a putting green, overage clause and include a pre-emption which would give the Council the right to have first refusal to acquire the property at a market rate if Sheringham Town Council decided to sell in the future.

7. Risks

- 7.1 The typical asset management risks apply in relation to the proposed lease however these can be mitigated with active asset management.
- 7.2 Either of the transactions may fail to complete.

8. Sustainability

- 8.1 A long lease and disposal will enable these two organisations to continue to deliver community and tourism services.

9. Climate / Carbon impact

- 9.1 As both proposals are not generating new uses or activities, it is expected that there will be no material change or impact to climate change or the Council Net Zero objectives.

10. Equality and Diversity

- 10.1 There are no direct equality or diversity issues from these proposals.

11. Section 17 Crime and Disorder considerations

- 11.1 There are no direct Section 17 consideration from these proposals.

12. Conclusion and Recommendations

- 12.1 Officers have negotiated two property transactions that will enable services to continue to be delivered to the community.
- 12.2 Officers recommend to Cabinet to approve the two property transactions as outlined in this report and the exempt appendix:
- 12.1.1. 50 year lease of land for inshore lifeboat
- 12.1.2. Disposal of land at Beeston Putting Green, Sheringham.