

Short Term Lease – Rocket House, Cromer	
Executive Summary	The RNLI who is an existing tenant at the Rocket House, Cromer, gave notice to vacate the premises July 2024. For the benefit of the RNLI and the tourist sector a short-term lease is proposed to enable the RNLI to remain in occupation over the summer until 31 st October 2024.
Options considered	Not to renew the lease, which was discounted due to the lease proposal enabling the RNLI museum to remain open this summer, which supports the tourism sector.
Consultation(s)	Local Members
Recommendations	That Cabinet agree to the short-term lease as outlined in the exempt appendix.
Reasons for recommendations	To have a lease in place for a short period to enable the existing tenant to be in operation.
Background papers	N/A

Wards affected	Cromer Town and Suffield Park
Cabinet member(s)	Cllr L Shires, Cllr H Blathwayt, Cllr A Varley, Cllr L Withington
Contact Officer	Renata Garfoot Asset Strategy Manager. Renata.Garfoot@North-Norfolk.gov.uk

Links to key documents:	
Corporate Plan:	Investing in our local economy and infrastructure A strong responsible and accountable Council
Medium Term Financial Strategy (MTFS)	There are no savings or efficiencies made with this proposal
Council Policies & Strategies	Asset Management Plan 2018 - 2022

Corporate Governance:	
Is this a key decision	No

<p>Has the public interest test been applied</p>	<p>Exempt Appendix due to commercially sensitive lease information.</p> <p>Information in this appendix involves the likely disclosure of exempt information as defined in paragraph 3, Part 1 of schedule 12A (as amended) to the Local Government Act 1972. This paragraph relates to:</p> <p style="padding-left: 40px;">Para 3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)</p> <p>The public interest in maintaining the exemption outweighs the public interest in disclosure for the following reasons:</p> <p>The information is commercially sensitive, relating to details as to terms of a lease agreement. Releasing this information would be likely to prejudice would be likely to have a prejudicial impact upon the other party to the lease as well as the Council in current and future commercial agreements.</p>
<p>Details of any previous decision(s) on this matter</p>	<p>Cabinet – 15th April 2024</p>

1. Purpose of the report

- 1.1 The purpose of the report is to seek approval to a short-term lease for an existing tenant at the Rocket House, Cromer, following a report to Cabinet on 15th April 2024 regarding the building.

2. Introduction & Background

- 2.1 The Rocket House Building, Cromer is a mixed-use property with museum, café, public toilets, and lift, which is situated on the East promenade.
- 2.2 The RNLI who are tenants within the building, had given notice to vacate the premises 24th July 2024.

3. Proposals and Options

- 3.1 For the benefit of the RNLI and the tourist sector it is proposed to provide a short-term lease to the RNLI until 31st October 2024. This will enable them to remain in occupation and allow the museum to be open over the summer months.
- 3.2 The lease will be for the same demised area that the RNLI currently occupies and the same rent. Further information regarding this and terms and conditions are available in the exempt appendix.

4. Corporate Priorities

- 4.1 This proposal aligns to the following Corporate Plan priorities:
- 4.2 Investing in our Local Economy and Infrastructure by continuing to promote North Norfolk's diverse tourism and visitor offer.

5. Financial and Resource Implications

- 5.1 The proposed lease is at the same rent as the existing lease.
- 5.2 Other financial terms and conditions relating to the service charge and vacating at the end of the lease can be found in the exempt appendix.

Comments from the S151 Officer:

The S151 Officer (or member of the Finance team on their behalf) will complete this section.

6. Legal Implications

- 6.1 Eastlaw are advising on short term lease terms.

Comments from the Monitoring Officer

The Monitoring Officer (or member of the Legal team on behalf of the MO) will complete this section. They will outline any legal advice provided.

Eastlaw has assisted in the drafting of a short 3 month lease for the summer period.

7. Risks

- 7.1 There are no significant risks identified with this proposal.

8. Net Zero Target

- 8.1 As the property and tenant are accounted for the Councils current carbon emissions, this proposal would see no change.

9. Equality, Diversity & Inclusion

- 9.1 There are no equality, diversity & inclusion impacts with this proposal

10. Community Safety issues

- 10.1 *There are no community safety issues with this proposal.*

11. Conclusion and Recommendations

- 11.1 The RNLI who is an existing tenant at the Rocket House, Cromer, gave notice to vacate the premises July 2024. For the benefit of the RNLI and the tourist sector a short-term lease is proposed to enable the RNLI to remain in occupation over the summer until 31st October 2024.

- 11.2 It is recommended to Cabinet to agree to the short-term lease as outlined in the exempt appendix.

