

<b>Lease renewal – RNLI Sheringham</b>	
<b>Executive Summary</b>	<p>The Royal National Lifeboat Institution (RNLI) currently holds a 99-year ground lease at Sheringham Promenade, established in 1935 and set to expire in 2034. This lease enabled the construction of the lifeboat station and slipway, which have supported the RNLI's critical lifesaving operations in North Norfolk.</p> <p>Following a recent structural survey, safety concerns were raised regarding the condition of the lifeboat station, prompting a temporary closure earlier this year. In response, the RNLI has been actively exploring repair options and has formally requested an early renewal of the lease.</p> <p>Their intention to invest in substantial building repairs and improvements, ensuring the long-term viability of their operations at Sheringham.</p> <p>To support this, officers recommend granting the RNLI a new 25-year lease under terms broadly consistent with the existing agreement.</p>
<b>Options considered</b>	Alternative options would be not to renew the lease, however this has been discounted as it would undermine the tenant's ability to invest in essential building improvements, compromise the long-term operation and lifesaving services undertaken from the site.
<b>Consultation(s)</b>	<p>Cllr Lucy Shires - Portfolio Holder for Finance, Estates &amp; Property Services</p> <p>Cllr Liz Withington – Local Member, Portfolio Holder for Community, Leisure &amp; Outreach</p> <p>Daniel King – Assistant Director for Finance and Assets</p> <p>Cara Jordan - Monitoring Officer</p>
<b>Recommendations</b>	<p>Resolution for Cabinet to approve:</p> <ul style="list-style-type: none"> <li>• A Lease renewal of a 25-year lease to the RNLI</li> <li>• Delegate approval to the Asset Strategy Manager to finalise and agree the exact terms of the above legal agreement</li> </ul>
<b>Reasons for recommendations</b>	To enable the RNLI to repair the building and recommence lifesaving services from the lifeboat station.
<b>Background papers</b>	None.

<b>Wards affected</b>	Sheringham
<b>Cabinet member(s)</b>	Cllr Lucy Shires
<b>Contact Officer</b>	Renata Garfoot, Asset Strategy Manager. <a href="mailto:Renata.Garfoot@North-Norfolk.gov.uk">Renata.Garfoot@North-Norfolk.gov.uk</a>

<b>Links to key documents:</b>	
Corporate Plan:	<ul style="list-style-type: none"> <li>• A strong, responsible &amp; accountable council</li> <li>• Investing in our local economy &amp; infrastructure</li> <li>• Developing our communities</li> </ul>
Medium Term Financial Strategy (MTFS)	No impact on the MTFS
Council Policies & Strategies	Asset Management Plan 2018 - 2022

<b>Corporate Governance:</b>	
Is this a key decision	No
Has the public interest test been applied	N/A
Details of any previous decision(s) on this matter	N/A

## **1. Purpose of the report**

- 1.1. The purpose of the report is to seek approval from Cabinet to complete a lease renewal with the RNLI, Sheringham West Prom.

## **2. Introduction & Background**

- 2.1. The Royal National Lifeboat Institution (RNLI) has a 99-year ground lease at Sheringham Promenade, which is due to expire in 1934. The lease commenced in 1935 enabled the RNLI to build a new Lifeboat station and slipway. See Appendix A lease plan.
- 2.2. Earlier this year, the building was temporarily closed following safety concerns raised by the RNLI regarding the building condition. These concerns emerged as a result of a survey conducted on the lifeboat station.
- 2.3. Since this time the RNLI have been considering repair options and subsequently, the RNLI has requested an early renewal of the lease to secure their long-term occupancy at Sheringham. The request is due to their intention to make a financial investment into building repairs and improvements.

## **3. Proposals and Options**

- 3.1. Officers propose granting the RNLI a new 25-year lease at the earliest opportunity, to be similar to the current terms and conditions of the existing lease. See Appendix B – Proposed Lease Terms.
- 3.2. Alternative options would be not to renew the lease, however this has been discounted as it would undermine the tenant's ability to invest in essential building improvements compromise the long-term operation and lifesaving services undertaken from the site.

#### **4. Corporate Priorities**

- 4.1. The proposal aligns to the following corporate plan priorities:
- 4.2. A strong, responsible & accountable council
- 4.3. Investing in our local economy & infrastructure
- 4.4. Developing our communities

#### **5. Financial and Resource Implications**

- 5.1. The proposed lease creates no additional financial implications to the Council as the tenant is responsible for the building repairs and maintenance.
- 5.2. Completion of the lease agreement will require both Estates and Officer resources. To support the delivery of associated repair works, additional staffing and land resources will be allocated as necessary. This may include provision of a designated car parking area to accommodate a temporary compound, subject to operational requirements and staff to facilitate promenade access.

##### **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 will represent the Council in finalising the lease agreement, which will reflect terms consistent with the existing lease arrangement.

##### **Comments from the Monitoring Officer**

The tenant provides an important service to the locality. Renewal of the lease would provide this tenant with confidence to invest in building improvements allowing the safe provision of this service. If approved in principle, the legal team should be engaged to consider the extension and terms of the lease before final grant to protect the Council's position



## **7. Risks**

7.1. All standard landlord, tenant, and asset management risks would apply. However, in this situation they are low risks which can be effectively mitigated through proactive and ongoing asset management practices.

## **8. Net ZeroTarget**

8.1. The proposed lease itself will not contribute to an increase in the Council's carbon footprint. However, the associated repair and improvement works are expected to generate additional carbon emissions during implementation.

## **9. Equality, Diversity & Inclusion**

9.1. The proposed lease does not present any implications relating to equality, diversity, or inclusion. Should the proposed works trigger the need for compliance with building regulations, the tenant will be responsible for adhering to all relevant statutory requirements relating to accessibility and inclusive design.

## **10. Community Safety issues**

10.1 The proposed lease will facilitate the RNLI's reoccupation of the building upon completion of the necessary repair works, enabling the organisation to resume its vital lifesaving operations in North Norfolk from the Sheringham facility. The RNLI provides a 24-hour search and rescue service across the UK coastline, playing a critical role in maritime safety.

## **11. Conclusion and Recommendations**

11.1 The RNLI's presence on Sheringham Promenade is important to the provision of lifesaving services along the North Norfolk coast and the lease renewal will enable the RNLI to continue delivering search and rescue service from a secure and well-maintained base.

11.2 Their request for an early lease renewal reflects their commitment to maintaining operations and investing in the long-term integrity of their lifeboat station.

11.3 Officers recommend:

- A Lease renewal of a 25-year lease to the RNLI
- Delegate approval to the Asset Strategy Manager to finalise and agree the exact terms of the above legal agreement