

EXECUTIVE BOARD
DATE: 2ND MAY, 2017

BURRY PORT HARBOUR - RNLI LEASE

RECOMMENDATIONS / KEY DECISIONS REQUIRED:

- To approve a lease for the new RNLI building on the terms outlined within the report.

REASONS:

- To formalise a lease agreement with the RNLI for the new lifeboat station in Burry Port.

Relevant Scrutiny Committee to be consulted:	N/A
Executive Board Decision Required:	YES
Council Decision Required:	No

Executive Board Member Portfolio Holder(s):

Cllr David Jenkins (Resources) & Cllr Meryl Gravell (Regeneration & Leisure)

Directorate:

Chief Executives

Name of Head of Service:

Wendy Walters

Designation:

Assistant Chief Executive

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EXECUTIVE SUMMARY

EXECUTIVE BOARD

DATE: 2ND MAY, 2017

SUBJECT: BURRY PORT HARBOUR - RNLI LEASE

- 1.1 As part of the wider regeneration masterplan for the harbour, positive discussions have taken place over the past few years with the RNLI resulting in firm plans for a new Lifeboat station at Burry Port.
- 1.2 The RNLI plans would provide a new station at the harbour which would be able to accommodate a larger category lifeboat as well as the existing D class vessels which are needed for lifesaving activities in Carmarthen Bay. There are currently two smaller lifeboats stationed at Burry Port, with the existing Atlantic 75 lifeboat stored in a temporary steel building at the harbour which will be taken down once the new development is completed. Drawings of the proposed new building which is to be situated adjacent to the beach slipway are appended for information and the RNLI have recently submitted a planning application for this proposal.
- 1.3 A new long term lease will need to be granted for the site of the new building and the terms provisionally agreed are as follows :
- Term: 125 years
Rent: £1.00 per annum
User: Lifeboat Station, lifesaving centre and ancillary uses.
Alienation: The tenant will not be permitted to sublet or assign any of the premises unless to a similar body carrying out a lifeboat service.
Repairing Obligations: Full repairing and insuring lease.
- 1.4 It is proposed to grant the lease at a peppercorn on the basis that as part of the transaction the existing station will be surrendered back to the Authority for our own use as a harbour office. It is proposed to house the harbour master and harbour staff within this building as their existing premises are no longer fit for purpose.

DETAILED REPORT ATTACHED?

NO
2 x Appendices

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Wendy S Walters Assistant Chief Executive

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
NONE	YES	NONE	NONE	NONE	NONE	YES

1. Legal

Lease - The provisional terms outlined in this report will need to be formalised and agreed in due course. Members are asked to consider the broad terms for officers to finalise the detail.

2. Physical Assets

The Harbour is owned and managed by CCC. [Elements of it have listed status](#). The Harbour office (portakabin) is in a poor condition. The plan for the harbour office to be re-located to the existing [RNLI building](#) as part of a land swap deal allowing the RNLI to build a new station within the vicinity is very much welcomed by the service.

Lease: Detail of the land area for lease (including parking) will be confirmed as part of the final lease.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Wendy S Walters Assistant Chief Executive

1. Scrutiny Committee – N/A

2. Local Member(s)

Cllr. J. D. James, Cllr. P. E. M. Jones and Cllr H Shepardson are supportive of the new RNLI building plans.

3. Community / Town Council

As above.

4. Relevant Partners

RNLI are fully supportive of plans for the harbour.

5. Staff Side Representatives and other Organisations

N/A at this stage.

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE.

Title of Document	File Ref No.	Locations that the papers are available for public inspection