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NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 18 February 2010, Cllr C A Wise, the Finance & Efficiency Portfolio Holder, and Cllr Mrs D M Brooks, the Leisure, Culture & Youth Matters Portfolio Holder, made the following decision. Any member of the Council, who is not a Portfolio Holder, who considers that this decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY 4.45 P.M. ON FRIDAY, 26 FEBRUARY 2010.**

Details of the documents the Portfolio Holders considered are attached.

DECISION: To renew and grant a 30 year lease of land to Hurst Castle Sailing Club

REASON: To support the Club in building their new clubhouse

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

See report

CONFLICTS OF INTEREST DECLARED:

None.

For Further Information Please Contact:

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EXTENSION OF LEASE TO HURST CASTLE SAILING CLUB, KEYHAVEN

1. ITEM FOR DECISION

- 1.1 Hurst Castle Sailing Club (the Club) have made a request to extend the term of their lease in order to obtain lottery funding for a new club house as the current building is nearing the end of its design life and it will shortly become unviable to maintain.
- 1.2 The Club's current 21 year lease has 13 years remaining so they are unable to fulfil the lottery funding requirement of 25 years security.
- 1.3 The lease with the longest unexpired term in Keyhaven is Keyhaven foreshore and quay from Meyrick Estate which expires on 23 June 2033 (23 years time). Therefore the Club may not have access to the river if this is not renewed.

2. PROPOSAL

- 2.1 The Asset Management Group has considered this matter and has recommended that the Club be granted a 30 year lease. The Club have recently confirmed their agreement. They want a break option in 2023 in favour of the Club if they are unable to obtain funding or planning consent for the new building (expiry of the existing lease) however all the other terms will be as per the current lease.

3. BUDGET IMPLICATIONS

- 3.1 The Club will continue to pay the same rent as they do under the existing lease until the next rent review under the existing lease on 25 December 2013 and the subsequent rent reviews will be every 5 years. The Club will also pay The Council's reasonable legal fees in preparing the new lease.

4. CONSULTATION INPUT

- 4.1 Consultation has been undertaken with Asset Management Group.

5. PROPOSED DECISION

- 5.1 That the recommendations of The Asset Management Group be accepted.

6. REASON

- 6.1 To support the Club in building their new clubhouse.

