

## DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
TECHNICAL SERVICES	FINANCE AND DEMOCRACY COMMITTEE	30 JANUARY 2023	9
<b>GRANT OF NEW LEASE FOR RIBBLE CRUISING CLUB</b>			

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

#### SUMMARY

This report proposes a renewal of their current lease for a period of 50 years to be granted to enable significant refurbishment works to be undertaken by the club. The new lease would be on the same terms as the current lease.

#### RECOMMENDATION

1. It is recommended that Fylde Council grants a new lease to Ribble Cruising Club for a term of 50 years.

#### SUMMARY OF PREVIOUS DECISIONS

None

#### CORPORATE PRIORITIES

Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	
Tourism – To create a great place to live and visit	✓

### REPORT

#### Background

1. Ribble Cruising Club are a community-based members club (open to all members of the public) and have provided sailing activities for over 70 years. The Club currently has 470 members (16% are juniors) and they are growing faster than other clubs in the Northwest and also the national average. They are planning to run targeted events to increase junior membership in the coming years.
2. The Club were first granted a lease of the premises on 14<sup>th</sup> April 1977 for 21 years, which was then renewed for a term of 50 years on 29<sup>th</sup> January 1987. The current lease has a further 14 years remaining.
3. The Club have identified several repairs and improvements that will require significant expenditure over the next few years and are seeking a longer-term lease to justify expenditure of over £85,000. Club funds are available and have been allocated to the following matters: -

- Structural repairs to load bearing wall in lower ground floor
  - Safety improvements to inner walkway of mussel tank
  - Improvements to shower/changing areas to meet current safeguarding guidelines
  - Replacement of flat roof covering as it is nearing the end of its useful life.
  - Create cycle store and improve accessibility to premises
  - Improvements to external appearance of building and layout of dinghy park
4. The Club are strong supporters of the Council and regularly provide free taster sessions at Fairhaven Lake several times a year when formal events are organised by the Council.
  5. Terms for the new lease would be identical to the current lease, which is attached at Appendix 2, other than the new lease term and the current passing rent of £3,300 p.a.

IMPLICATIONS	
Finance	No implications – the current rent has been reviewed in the last 12 months and will continue in the new lease.
Legal	Minor legal work will be required to renew the lease, for which the Club will pay the appropriate fee.
Community Safety	The improvements to meet current safeguarding guidelines are to be applauded.
Human Rights and Equalities	No implications
Sustainability and Environmental Impact	No implications
Health & Safety and Risk Management	The structural repairs and safety improvements are to be welcomed.

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection

Attached documents

1. Demise Plan
2. Copy of current lease dated 29 January 1987