

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	TOURISM AND LEISURE COMMITTEE	9 SEPTEMBER 2021	6
NORTH BEACH WINDSPORTS CENTRE			

PUBLIC ITEM

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

SUMMARY

The report briefs members on the resolution of court proceedings against the tenant of the former Sand Yacht Club building at North Beach, St Annes. It also outlines proposals for the creation of a windsports centre using the former Sand Yacht Club building and yard.

RECOMMENDATIONS

The Committee are requested to:

1. Note the terms of the Court Order in resolution of the breach of the terms of the lease of the tenant of the former Sand Yacht Club building.
2. Agree that officers should work up a scheme to redevelop the former Sand Yacht Club building and yard as a windsports centre as set out in the report and bring a further report on proposals for the creation of a windsports centre to a future meeting.

SUMMARY OF PREVIOUS DECISIONS

Director of Development Services - 7 August 2019

To commence legal proceedings to seek forfeiture of the lease and underlease of the Sand Yacht Club building.

Finance and Democracy Committee – 22 July 2019

RESOLVED to delegate authority to the Director of Development Services to forfeit the lease and underlease (either by proceedings or by peaceable re-entry) should officers consider the Tenant unable/unwilling to remedy the breaches identified.

Ground lease of Sand Yacht Club building - Portfolio Holder Decision - 2009/012

That the Portfolio Holder authorises the grant of a new ground lease to Trax on the terms set out in the report.

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. For many years the Fylde International Sand Yacht Club (FISYC) had a lease from Fylde Council on land on the foreshore at North Beach, St Annes which included the club building and adjacent yard. The FISYC also operated under a licence for sand yacht activities on the beach.
2. In 2002 there was a fatal accident on the beach and activities were ceased and the licence suspended. Subsequently membership of the FISYC declined and the property became unused and fell into disrepair.
3. In 2009 the council granted a 99 year lease of the site of the club building and an adjacent yard to Edward Sloane (“the Tenant”). In November 2015 the Council granted the Tenant permission to underlet the Premises to Trax Academy Limited (the Sub-Tenant”) by way of a Licence to Underlet dated 9 November 2015 (“the Licence”).

BREACHES AND FORFEITURE OF THE LEASE

4. Certain breaches of covenant were identified which led to the council forfeiting the lease. Following the forfeiture and subsequent court proceedings, possession of the site reverted to the council in July 2021.

PROPOSALS FOR THE CREATION OF A WINDSPORTS CENTRE

5. Following forfeiture of the lease officers have inspected the facilities and discussed options for redevelopment with Leadership Board to create a windsports centre.
6. The creation of a windsports centre would provide a base for groups and individuals wishing to undertake windsports activities (both sand and water) in a safe and managed way. This could lead to the holding of organised events which would be promoted as part of the Discover Fylde events programme.
7. It is proposed that the operation of the centre would be overseen and managed by Fylde Council which could include a commercially operated café to provide financial support for the facility. It is proposed that officers initially work up a project to redevelop the building and yard to operate it as a windsports centre which would be the subject of a further report to members setting out the implications.

IMPLICATIONS	
Finance	There are no financial implications identified at this stage
Legal	There are no legal implications for the council at this stage
Community Safety	There are no implications
Human Rights and Equalities	There are no implications
Sustainability and Environmental Impact	There are no implications
Health & Safety and Risk Management	There are no implications

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS

Name of document	Date	Where available for inspection
None		