

The Vale of Glamorgan Council

Cabinet Meeting: 6 June, 2016

Report of the Cabinet Member for Visible, Leisure and Regulatory Services

Coastwatch Station, Nells Point, Barry - Renewal of Lease.

Purpose of the Report

1. To request Cabinet approval for the renewal of the lease to the National Coastwatch Institution (NCI) in respect of the Coastwatch Station at Nells Point, Barry and to grant landlord's consent for the installation of solar panels at the station.

Recommendations

1. That authority is given to the Director of Environment and Housing Services in consultation with the Head of Financial Services and the Cabinet Member for Visible and Leisure Services to negotiate and agree the terms and conditions for a renewed lease of the Coastwatch Station (delineated on the plan attached [Appendix A](#) to this report) to the National Coastwatch Institution for a term of 5 years.
2. That the Head of Legal Services be authorised to prepare, complete and execute the required legal documentation.
3. That landlord's consent be granted to the NCI for the installation of solar panels at the Coastwatch Station.

Reasons for the Recommendations

1. To continue the support for the work of the voluntary group in the Vale of Glamorgan.
2. In order to execute and complete the legal documentation.
3. To provide a more sustainable energy supply to the Coastwatch Station.

Background

2. Since February 2007, the NCI has occupied the Coastwatch Station under a series of licences and leases.
3. The previous lease to the NCI has expired and the NCI has now requested a renewed lease based the same terms and conditions of the previous lease.
4. In order to reduce running costs the NCI have considered the installation of solar panels.

Relevant Issues and Options

5. Since the expiry of the previous lease the NCI have been holding over under the terms and conditions of this lease.
6. A renewed lease has now been requested by NCI and also consent from the Council as landlord to install solar panels at the station. A renewed lease will also enable the NCI to enter into an agreement with a third party to facilitate the installation of solar panels.
7. NCI will also need to apply for planning permission to install the solar panels. It will be a condition of the landlord's consent that all other appropriate consents be sought and obtained prior to the installation of the panels.

Resource Implications (Financial and Employment)

8. The work in connection with the renewal of the lease for the Coastwatch Station will use resources from Leisure, Parks and Grounds, Estates and Legal.

Sustainability and Climate Change Implications

9. The installation of solar panels at the site will reduce the operating costs and provide a more sustainable source of energy for the NCI.

Legal Implications (to Include Human Rights Implications)

10. The Council has the power under section 123 of Local Government Act 1972 Act to dispose of land in any manner they wish, including the granting a lease. The only constraint is that a disposal must be for the best consideration reasonably obtainable except in the case of short tenancy. A lease of 7 years or less is a short tenancy for the purpose of the Act.
11. It is proposed that the lease contains similar conditions as the existing and previous lease with the exception of insurance liability that must be a minimum of £5,000,000.
12. The current and renewed lease contain provision that no works shall be carried out at the Coastwatch Station without the permission of the Council as landlord.

Crime and Disorder Implications

13. The lease will serve to reduce crime in the area and provide security of the premises.

Equal Opportunities Implications (to include Welsh Language issues)

14. None.

Corporate/Service Objectives

15. This report contributes to Well-Being Outcome 4 - 'An Active and Healthy Vale' and specifically objective 7: 'Encouraging and Promoting Active and Health Lifestyles and the following action:

'Work in partnership to deliver a range of activities through our leisure and community facilities and part to increase levels of participation and physical activity'.

Policy Framework and Budget

16. This report is a matter for Executive decision by Cabinet.

Consultation (including Ward Member Consultation)

17. The Local Members Councillor N Hodges and Councillor S Williams have been consulted.

Relevant Scrutiny Committee

18. Environment and Regeneration.

Background Papers

None.

Contact Officer

Dave Knevett - Operation Managers - Leisure and Parks

Officers Consulted

Group Estates Officer
Legal Services - Committee Reports
Accountant - Visible Services

Responsible Officer:

Miles Punter - Director of Environment and Housing Services