



**REPORT of  
DIRECTOR OF CUSTOMERS AND COMMUNITY**

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**to  
COMMUNITY SERVICES COMMITTEE  
28 FEBRUARY 2017**

**BURNHAM-ON-CROUCH SAILING CLUB DINGHY PARK / CAR PARK LEASE**

**1. PURPOSE OF THE REPORT**

- 1.1 To seek Member's approval for a new lease with the Trustees of Burnham-on-Crouch Sailing Club for the land at Millfields, Burnham-on-Crouch as a Dinghy Park and Car Park.

**2. RECOMMENDATIONS**

To the Council:

- (i) that a new ten year lease be offered to the Trustees of Burnham-on-Crouch Sailing Club.

To the Community Services Committee:

- (ii) that subject to (i) above, the Director of Customers and Community be authorised to finalise the lease arrangements in consultation with the Chairman of the Community Services Committee.

**3. SUMMARY OF KEY ISSUES**

- 3.1 The Burnham-on-Crouch Sailing Club was established in 1930. The Trustees of Burnham-on-Crouch Sailing Club (BSC) have a lease for the Dinghy Park and Car Park at Millfields. The lease was issued from 2004 for ten years. A copy of the lease is shown in **APPENDIX 1**. The lease expired in 2014, and since then BSC has continued to occupy the land and pay the annual rent.
- 3.2 In 2012, a valuation of the lease was conducted by Morley, Riches & Ablewhite Chartered Surveyor. The lease was valued at £2,900 per annum however, a rent increase was not passed on to the BSC.
- 3.3 BSC wish to renew their lease on the current terms and have requested that the Council gives this request due consideration. It is the opinion of Officers that the lease should be renewed.
- 3.4 The BSC is a very active community club with 220 current members (380 individuals) and provides a facility for local people and visitors to enjoy the river

sailing and other water based activities. **APPENDIX 2** of the report provides some information about BSC.

#### **4. CONCLUSION**

- 4.1 The BSC is a long established active sailing club within the local community in Burnham-on-Crouch. The valuation of the lease in 2012 evaluated that the annual rent for BSC should been increased to £2,900, when adjusted by Retail Price Index (RPI) this amounts to approximately £3,100.

#### **5. IMPACT ON CORPORATE GOALS**

- 5.1 This report links to the corporate goal of “Delivering good quality, cost effective and valued services” and “Strengthening communities to be safe, active and healthy”.

#### **6. IMPLICATIONS**

- (i) **Impact on Customers** – The Dinghy Park and Car Park is an essential part of BSC’s infrastructure and is required for BSC to be operated on a financial basis.
- (ii) **Impact on Equalities** – None identified.
- (iii) **Impact on Risk** – None identified.
- (iv) **Impact on Resources (financial)** – Whilst the Burnham-on-Crouch Sailing Club have paid there £2,300 per annum, it would appear the Council did not apply RPI to the lease which will result in a large increase in rent for the new term.
- (v) **Impact on Resources (human)** – None identified.
- (vi) **Impact on the Environment** – None identified

Background Papers: None.

Enquiries to:

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