

**TITLE OF REPORT:** Proposed Lease of Land at Derwenthaugh Marina

**REPORT OF:** Mike Barker, Strategic Director, Corporate Services and Governance

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### **Purpose of the Report**

1. To seek approval to the grant of a lease of land at Derwenthaugh Marina to the Derwenthaugh Boat Station of Sea Cadet Corps pursuant to the Council's Community Asset Transfer policy.

### **Background**

2. Derwenthaugh Boat Station of the Sea Cadet Corps (the Sea Cadets), a registered charity, currently occupy premises on Derwenthaugh Industrial Estate. The Sea Cadets deliver a wide range of both onshore and off shore nautical activity for youth groups. Their existing facility is now at capacity and they require additional space to further develop their community activities.
3. Land, shown outlined in black on the attached plan, has been identified as suitable adjacent to the organisation's existing premises, which is vacant and not required by the Council.

### **Proposal**

4. It is proposed that a 35 year ground lease of the land be granted to the Sea Cadet at a peppercorn pursuant to the Council's Community Asset Transfer policy.

### **Recommendations**

5. It is recommended that Cabinet authorise the Strategic Director, Corporate Services and Governance to grant a 35 year ground lease to the Derwenthaugh Boat Station of the Sea Cadet Corps pursuant to the Council's Community Asset Transfer policy

For the following reason:

To manage the Council's assets in line with the Corporate Asset Strategy and Management Plan

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## **APPENDIX: Land at Derwenthaugh Marina**

### **Policy Context**

1. The proposed lease supports the overall vision for Gateshead as set out in 'Making Gateshead a Place Where Everyone Thrives'. In particular, creating conditions for a healthy and active Gateshead together with opportunities for volunteering and community cohesion.
2. The proposal will also accord with the provisions of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of the estate through disposal of vacant and unused land.

### **Background**

3. Derwenthaugh Boat Station of the Sea Cadet Corps (the Sea Cadets) are a registered charity which delivers a wide range of nautical activity from premises at Derwenthaugh Marina. The Sea Cadets deliver both on-shore and off-shore activities for the young people of the borough. They work closely with many other organisations such as the Scouts, Guides and other youth groups. Activities and training encourage personal attributes and high standards of conduct using nautical themes based on the customs of the Royal Navy.
4. The Sea Cadets have submitted an Expression of Interest form for additional land which will enable them to develop their existing activity base. Land has been identified to the rear of their existing premises which is vacant unused land on the periphery of the industrial estate. This will provide much needed storage for their equipment used for their activity programme. It will also enable them to deliver on-shore activity within a safe environment.
5. The land, which is shown edged black on the attached plan, is currently held by the Council for the purpose of the benefit improvement and development of the borough pursuant to 120(1)(b) of the Local Government Act 1972. The Council has the power to grant a lease for less than best consideration pursuant to the Local Government Act 1972 General Disposal Consent (England) 2003 ("the General Consent") which gives authorities the power to dispose of land at less than market value. In all cases disposal under the General Consent is subject to the condition that the undervalue does not exceed £2,000,000 and such disposals must be likely to contribute to the economic, social or environmental well-being in respect of the whole, or part of the local authority's area or, of all, or any of its residents.
6. Terms have provisionally been agreed to grant a 35 year lease at a peppercorn rent pursuant to the Council's Community Asset Transfer policy.

### **Consultation**

7. In preparing this report, consultations have taken place with the Leader, Deputy Leader and Ward Councillors for Blaydon who have raised no objections to the proposal.

## **Alternative Options**

8. The option of retaining the land has been discounted as it is currently vacant land on the periphery of the industrial estate which is no longer required. Using the land for the development of outdoor activity will result in reduced maintenance for the Council.

## **Implications of Recommended Option**

### **9. Resources:**

- a) **Financial Implications** - The Strategic Director, Corporate Resources confirms that there are no financial implications as a result of this proposal.
  - b) **Human Resources Implications** - There are no implications arising from this recommendation.
  - c) **Property Implications** - The grant of a lease will result in a reduction in the Council's overall property portfolio.
10. **Risk Management Implication** - The grant of a lease will reduce the opportunities for anti-social behaviour on vacant land.
  11. **Equality and Diversity Implications** - There are no implications arising from this recommendation.
  12. **Crime and Disorder Implications** - The grant of a lease will remove the opportunities for crime and disorder on vacant land.
  13. **Health Implications** – The grant of a lease will provide outdoor space for activity contributing to the well-being of the young people of the borough.
  14. **Sustainability Implications** - The grant of a lease of this land will bring previously vacant land into use.
  15. **Human Rights Implications** - There are no implications arising from this recommendation.
  16. **Area and Ward Implications** – Blaydon in the West area.
  17. **Background Information** – None.