

**LEASE OF LIFEBOAT STATION SITE AT OLD QUAY, CAMPBELTOWN TO THE
ROYAL NATIONAL LIFEBOAT INSTITUTION**

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this paper is to advise the Committee of a request received from the Royal National Lifeboat Institution (R.N.L.I.), to extend its lease, of the Old Quay lifeboat station site at Campbeltown, for a further 21 years.
- 1.2 THE R.N.L.I also requests that the Council allow it the option of Tenant only breaks at the end of the seventh and fourteenth years in order to provide some flexibility of tenancy.

The Harbourmaster has been consulted and is supportive of the proposal. The Campbeltown Regeneration Project Manager has also been consulted and has no comment to make.

- 1.3 It is recommended that the Committee agrees to recommend to the Council that the R.N.L.I is granted a 21 year extension to its existing Lease, with the option of Tenant only breaks at the end of the seventh and fourteenth years, at a nominal rent of £1 per annum, if asked, on the basis that in terms of the Disposal of Land by Local Authority (Scotland) Regulations 2010 the R.N.L.I. contribute to the economic development, regeneration and health and social wellbeing of the local community.

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2.0 INTRODUCTION

- 2.1 The purpose of this report is to advise the Committee of a request received from the Royal National Lifeboat Association (R.N.L.I.) to extend its lease of the lifeboat station site at the Old Quay, Campbeltown for a further twenty one years until the 19th March 2036.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the contents of this report and agrees that it can be demonstrated that a lease at less than best consideration to the R.N.L.I. is justified as it:-
- (a) makes best use of public resources, including land and property;
 - (b) contributes to two of the four purposes stated within the Disposal of Land by Local Authorities (Scotland) Regulations by demonstrating responsiveness to the health and social wellbeing of the communities and citizens; and
 - (c) provides necessary national maritime rescue cover.
- 3.2 That the Committee agrees to recommend to the Council that the R.N.L.I. is granted a 21 year extension of its existing lease with the option of Tenant only breaks after 7 and 14 years, at a nominal rental of One Pound (£1) per annum, if asked, on the basis that the R.N.L.I. contributes to the health and social wellbeing of the local community as per the Disposal of Land by Local Authorities (Scotland) Regulations 2010.

4.0 DETAIL

- 4.1 The R.N.L.I. presently occupies the Old Quay site in Campbeltown. This arrangement dates from 1995 when a 20 year lease was granted for the purpose of erecting a two storey lifeboat station on the site. That lease expired on the 20th March 2015 and has since continued on a year to year basis. The R.N.L.I. now asks that Argyll and Bute Council extend its

original lease until the 19th March 2036 at a nominal rental of One Pound (£1) per annum, if asked, with the option of Tenant only breaks after 7 and 14 years in order to provide it with a degree of flexibility.

- 4.2 The Harbourmaster has been consulted and is supportive of the proposal. The Regeneration Project Manager has also been consulted and has no comment to make.

5.0 CONCLUSION

- 5.1 Given the circumstances surrounding this proposal and the fact that:-

An assessment in accordance with the guidance issued in respect of The Disposal of Land by Local Authorities (Scotland) Regulations concluded that an extension of the R.N.L.I. existing lease at a nominal rent is justified as it:-

- (a) Makes best use of public resources, including land and property;
- (b) Demonstrates responsiveness to the health and social wellbeing of Communities and citizens; and
- (c) Provides necessary national maritime rescue cover.

It is therefore recommended that the Royal National Lifeboat Institution be granted a 21 year extension to their existing lease with Tenant only breaks after 7 and 14 years at an annual rental of £1 per annum, if asked.

6.0 IMPLICATIONS

- 6.1 Policy

None

- 6.2 Financial

Capital receipt of £1 per annum if asked.

- 6.3 Legal

Compliance with the requirements of section 74 of the Local Government (Scotland) Act 1973 that there are reasonable grounds for not seeking a market rent.

The Disposal of Land by Local Authorities (Scotland) Regulations 2010.

Requirement to draw up the lease extension agreement.

6.4 HR

None

6.5 Equalities

None

6.6 Risk

Failure to extend the lease would compromise the R.N.L.I's ability to provide search and rescue facilities in the area.

6.7 Customer Service

None

Executive Director of Customer Services

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