

**From: Gary Cooke – Cabinet Member for Corporate and Democratic Services
Rebecca Spore – Director of Property and Infrastructure Support**

To: Property Sub Committee – 22 September 2014

Decision No: 14/00112

Subject: Approval to enter into a new ground lease for Deal Youth Hub (35 years)

Classification: Unrestricted

Past Pathway of Paper: n/a

Future Pathway of Paper: Cabinet Member Decision

Electoral Division: Dover

Summary: This report seeks approval to enter a new 35 year lease with Dover District Council. The approval is required to support and implement Decision 13/00096 (The decision is attached at Appendix 1 and the supporting report is at Appendix 2)

Recommendation: The Property Sub-Committee is asked to consider and endorse, or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to enter into a new lease for the Deal Youth Hub and for the Director of Property and Infrastructure Support to finalise terms and complete the transaction.

1. Introduction

1.1 Following the county wide review of Youth Service provision it has been agreed to relocate the current Youth Centre provision from the Linwood Centre in Deal to Victoria Park, which is located near the current site. This site is owned by Dover District Council and is already occupied by the Tides Leisure Centre and associated sports facilities.

The proposed Youth Hub is to be constructed on land in the ownership of Dover District Council (DDC).

2. Financial Implications

2.1 KCC has agreed to pay its own costs for the legal agreement estimated at £2,000.

KCC is not bound by the lease to construct the Youth Hub. However once the Hub is constructed, KCC will be liable for maintenance costs; as yet these are unknown.

3. Bold Steps for Kent and Policy Framework

- 3.1 The new Hub will provide a much improved framework for youth services with in this area.

4. Lease Terms

- 4.1 DDC has agreed to let the land to KCC at a peppercorn rent the terms are detailed below.

- Term: 35 years with option to renew for a further 35 years.
 - Rent: Peppercorn
 - Use: Tenant to use the land for the purposes of constructing and operating a Youth Centre in accordance with planning consent KCC/DO/0134/2014 or such other use as may be required including uses within A1-A5, B1 and D2. Any other use is to be permitted subject to obtaining the necessary planning consent and the Landlord's consent in writing.
 - Repair: Tenant to keep the whole of the property, fixtures and fittings in good and substantial repair and condition and to keep the Demised area, external facades and both entrances clean tidy and clear of rubbish.
 - Alterations: To the exterior and that extend the buildings foot print only with DDC's written consent.
 - Alienation: not without written consent of DDC not to be unreasonably withheld providing always that the letting is sympathetic to neighbouring uses and not politically affiliated.
 - Costs: each to bear their own costs in this matter.
- 4.2 Entering this lease agreement does not compel KCC to construct the Youth Hub. However KCC will inherit responsibility for the costs associated with the property.
- 4.3 KCC will be liable for the maintenance of the property during the lease term. At the end of the term they will only be required to deal with dilapidations issues arising from lack of maintenance, there will be no requirement to demolish.
- 4.4 The agreed User and Alienation Clauses permit a wide range of uses for the property allowing property costs to be mitigated should the property no longer be required as a Youth Hub.

5. Conclusions

The proposed new youth facility will provide a modern fit for purpose facility that meets the needs of the local community. A proposed Record of Decision is at Appendix 3.

6. Recommendation(s)

Recommendation(s): The Cabinet Committee is asked to consider and endorse, or make recommendations to the Cabinet Member for Corporate and Democratic Services on the proposed decision to enter into a new lease for the Deal Youth Hub and for the Director of Property and Infrastructure Support to finalise terms and complete the transaction.

7. Contact details

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