

Appendix 2 - Further details on the Long Lease Proposal for Salcombe and Kingsbridge

1. Executive summary

- 1.1 The Salcombe Lifeboat Management Group proposes to celebrate the 150th anniversary of the Salcombe and Kingsbridge Lifeboat in September 2019.
- 1.2 Part of the celebration is the construction and installation of 2 new commemorative sculptures; one at each end of the Salcombe/Kingsbridge estuary.
- 1.3 Both sculptures will be erected on land owned by SHDC; Cross Gardens, Salcombe and The Quay, Kingsbridge. Plans attached.
- 1.4 The Group has requested a long FRI lease for each location – the Head of Assets Practice does not have delegated authority to grant lease for a term greater than 15 years.
- 1.5 Both locations are designated as public open space, so will be subject to the disposal process set out in s123. Of the local Government Act 1972.

2. Background

- 2.1 The design of the sculptures reflect the advances in the equipment and technology that the RNLI enjoy now from those humble beginnings 150 years ago.
- 2.2 The Kingsbridge sculpture will be a representation of the original boat that was launched from the Kingsbridge quay adjacent, while in Salcombe the sculpture will be a model of the current 'Tamar' class lifeboat.
- 2.3 The sculptures will sit on a substantial stone plinth, potentially which will enclose a 'time capsule' filled by the communities of each town.

3. Outcomes/outputs

- 3.1 Seeking delegated authority to grant a long lease, possibly 99 years, but the details are yet to be confirmed.
- 3.2 The lease, together with all other necessary processes including LGA 1972 and planning consent is proposed to be completed ahead of the 150th celebrations in September 2019.

4. Options available and consideration of risk

- 4.1 The Council could refuse to grant a lease, but given the marine nature of the proposal in such locations, it is felt that the proposal should be supported and local members are supportive.
- 4.2 The delay in not agreeing to a long lease would mean that the sculptures would not be erected in time for the 150th celebrations.
- 4.3 Both locations are clearly open space, with limited development potential. That said, provision will be made within the lease for the Council to reserve the right to relocate either structure.
- 4.4 The matter has been considered by the assets team, local members and the respective town councils and it is felt that agreeing to a long lease is the best option to deal with this matter.

5. Proposed Way Forward

- 5.1 Agree to the granting of long leasehold interests for a peppercorn rent to formalise the erection and continued presence of the two structures.
- 5.2 The RNLI to make a contribution towards the Council's costs in the preparation of the documentation.
- 5.3 Proceed with the disposal of open space process in accordance with the Local Government Act 1972.
- 5.4 Completion of the leases will be subject to the applicant achieving planning consent.