

**NORTH SOMERSET COUNCIL  
DECISION**

2016/17scheme



**DECISION OF SECTION 151 OFFICER OF THE COUNCIL,  
CORPORATE SERVICES DIRECTORATE**

**DECISION NO: CSD48**

**SUBJECT: Lease of land near Birnbeck Pier**

**BACKGROUND:**

The Council owns a small amount of land to the south of the entrance to Birnbeck Pier, which includes a small vacant building, yard area and stairs alongside the Birnbeck Regeneration Trust's information office. (See plan below). The building has not been in use for a number of years probably due to the condition of the Pier.

The Birnbeck Regeneration Trust have expressed a wish to lease the building, yard and staircase to promote the regeneration of Birnbeck Pier. The Trust proposes to create a small catering unit in the building to assist in its promotion activities.

Agreement has been reached for a lease to be granted on the following terms:

- Lease period of 99 years at a peppercorn rent
- Trust would be responsible for all rates, insurance and utility costs
- The premises are leased in their current condition
- The Trust would be responsible for all repairs and maintenance
- The premises shall be used for the purposes of promoting the Trust and its objectives.
- The Trust would not be able to sublease or assign the lease without the Council's consent, and only if the third party has direct connections with the restoration of or restored use of Birnbeck Pier.
- The lease shall be excluded from the provisions of sections 24 to 28 of the Landlord & Tenant Act 1954

**DECISION:**

Officers are hereby authorised to proceed with leasing the premises on the terms and conditions indicated above.

**Reasons:**

The grant of this lease could assist in the promotion of the regeneration and restoration of Birnbeck Pier, there being few other potential uses for the premises due to the present the condition of the Pier.

**Other Alternatives Considered:**


Transfer of the freehold to the Trust was considered, however it was considered necessary to retain some control over the premises in the short and long term.

**Financial Implications:**

The premises has no present or future revenue implications

**Implications for Future Years:**

None

Signed:  .....  
Section 151 Officer, North Somerset Council

Dated: ..... 22/5/16 .....

# Birbeck Pier Lease

Scale: 1:1250  
Date: 14 September  
2015

