

# TORBAY COUNCIL

Report No: **51/2005**

Title: **Grant in lieu of Rent –RNLI Brixham**

To: Executive on 15th March 2005

## 1. Purpose

- 1.1 For members to consider an application for grant in lieu of rent from the RNLI in respect of a proposed lease to facilitate the installation of a berthing pontoon in the vicinity of the existing lifeboat station at Brixham

## 2. Relationship to Corporate Priorities

- 2.1 This item is covered in the specific application

## 3. Recommendation(s)

- 3.1 To give grant support of £3,000pa to the market rents which would otherwise be payable for a period of 5 years from the commencement date of the lease with a reconsideration thereof to take place on each fifth anniversary of the term, to reflect the rent review pattern of the lease, but with the intent that the grant shall not be less than £3,000pa.

(It should be noted that the concessions will be by way of foregone income and therefore there will be no impact on the existing budget i.e. the money does not have to be found from existing resources.)

## 4. Reason for Recommendation(s)

Full grant support will help to ensure that the monies raised by the RNLI can continue to be channelled into service provision

## 5. Key Risks associated withgiving the levels of grant requested

Likelihood	6	6	12	18	24
	5	5	10	15	20
	4	4	8	12	16
	3	3	6	9	12
	2	2	4	6	8
	1	X	2	3	4
		1	2	3	4
		Impact			

Low risk
  Intermediate risk
  High risk

The "x" in the above matrix denotes where the author has assessed the level of final risk to fall

**6. Alternative Options (if any)**

6.1 Not to give any assistance

6.2 To give 100% assistance

**7. Background**

7.1 Authority to grant the lease was given by the former Harbours sub-committee. The market rent reserved by the lease is to be £3,500pa. It is proposed that the RNLI shall pay the first £500pa.

7.2 The Council has adopted (14th September 2004) a procedure for considering grants in lieu of rent resulting in the following:

(i) That the criteria for determining applications for grants in lieu of rent be as set out in appendix 4 hereof

(ii) That all future applications be made by way of an application form,

(iii) That if it is proposed to reduce any organisation's grant in lieu of rent a risk assessment of that proposal be carried out.

7.3 Given the limited resources of the Council, applications for grants in lieu of rent should be judged against the priorities within the Community Plan.

By making applications by way of an application form, Members will have all appropriate information available to them when applications are determined.

Accordingly the recommendations are supportive of the application, subject to the comments contained in this report.

**Richard Thorpe**  
**Director of Finance**

Contact Officer: M.Palfreman  
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## IMPLICATIONS, CONSULTATION AND OTHER INFORMATION

### Part 1

These sections may have been completed by the Report author but must have been agreed by the named officers in the Legal, Finance, Human Resources and Property Divisions.

Does the proposal have implications for the following issues? If "Yes" - give details. <i>delete as appropriate</i>		Name of responsible officer
Legal	Yes	Tony Chidlow
Financial – Revenue	Yes	A.O'Rourke
Financial – Capital Plan	No	Lynette Royce
Human resources	No	Claire Armour
Property	Yes This organisation will occupy council owned land	Sam Partridge

### Part 2

The author of the report must complete these sections.

Could this proposal realistically be achieved in a manner that would more effectively: <i>delete as appropriate</i>		
(i)	promote environmental sustainability?	No
(ii)	reduce crime and disorder?	No
(iii)	promote good community relations?	No
(iv)	promote equality of opportunity on grounds of race, gender, disability, age, sexual orientation, religion or belief?	No
(v)	reduce (or eliminate) unlawful discrimination (including indirect discrimination)?	No

If the answer to any of the above questions is "Yes" the author must have addressed the relevant issue/s in the main report and have included a full justification and, where appropriate, an impact assessment.

### Part 3

The author of the report must complete this section.

	<i>delete as appropriate</i>	If "Yes", give details
Does the proposal have implications for any other Directorates?	No	

#### Part 4

Is this proposal in accordance with (i.e. not contrary to) the Council's budget or its Policy Framework?		<i>delete as appropriate</i>
		Yes
1.	If "No" - give details of the nature and extent of consultation with stakeholders and the relevant overview and scrutiny body.	
2.	If "Yes" - details and outcome of consultation, if appropriate.	

#### Part 5

Is the proposal a Key Decision in relation to an Executive function?	<i>delete as appropriate</i>	If "Yes" - give Reference Number
	No	

#### Part 6

**Wards**      **Berry Head with Furzeham**

#### **Appendices**

- Appendix 1**    Location plans.  
**Appendix 2**    Grant application forms  
**Appendix 3**    Criteria for assessing applications for grants in lieu of rent.

#### **Documents available in Members' Room**

None

#### **Background Papers:**

The following documents/files were used to compile this report:  
As stated in this report or annexed hereto.