

**THE CALL IN PERIOD FOR THIS DECISION EXPIRES AT 5.00PM ON
THURSDAY, 18 AUGUST 2011. THE DECISION CANNOT BE IMPLEMENTED
UNTIL AFTER THAT DATE.**

RECORD OF DECISION TAKEN UNDER DELEGATED POWERS AT COUNTY
HALL, NEWPORT, ISLE OF WIGHT ON THURSDAY, 11 AUGUST 2011

Present: Cllr George Brown - Deputy Leader of the IW Council & Cabinet
Member for the Economy and the Environment

Jonathan Baker – Democratic Services Officer

Item	Interim Lettings Within Newport Harbour
Decision reference	31/11
Notice of Decision Published	Monday, 1 August 2011
Decision taken	Option (2) THAT the short term new leases with both parties at the rents offered subject to six month rolling break clauses be agreed Option (3) THAT the units be offered for let for a maximum three year term on the open market.
Reasons for decision	To enable the potential regeneration of Newport Harbour and thus linking directly with the council's key strategic corporate priority of Regeneration and the Economy which will assist in promoting inward investment and regeneration of an important edge of town centre site.
Additional reasons	To ensure the council achieves the best possible rental from its non operational properties, thus tying directly in with the key corporate objective of the Delivery of Budget Savings through Changed Service Provision.
Options considered and rejected	Option (1) - Serve relevant notices on the respective tenants terminating their leases and removing them from occupation as soon as possible. Option (4) - Take no action and allow both tenants to remain in situ at the current rents and without renewing the leases.
Representations received	Representations were received from a director of the Isle of Wight Bus Museum with concerns they would continue to pay more in rent than the Classic Boat Museum who had a larger floor area and catering and toilet facilities. The Cabinet Member responded by stating that there was no link between the lease payments on the buildings. The marketing exercise would identify the best price that a tenant would be prepared to pay for each individual building independent of the other. Representations were also received from Cllrs Dawn Cousins and Julie Jones-Evans as the local ward members for the Harbour who

	<p>expressed concerns over the length of the consultation period as well as whether present leases were deemed lawful with regard to the terms of the River Medina Navigation Act, thus possibly causing reputational and financial risks to the council.</p> <p>The Cabinet Member responded by stating that the issue of the previous leases was not material to the decision which was concerned with the terms and conditions of new leases that would be in accord with relevant legislation.</p> <p>The Cabinet Member also stated that the period of time between the publication of the report and the date of the decision was considered to be sufficient in the case of the property transaction.</p>
Declarations of interest	None
Additional advice received	None declared