



LEE VALLEY REGIONAL PARK AUTHORITY
EXECUTIVE COMMITTEE
22 FEBRUARY 2018 AT 11:00

Agenda Item No:

9

Report No:

E/545/18

**APPLICATION TO ALLOW
LEE VALLEY LEISURE TRUST LIMITED
TO ERECT A CHANDLERY BUILDING
AT SPRINGFIELD MARINA**

Presented by the Director of Corporate Services

EXECUTIVE SUMMARY

The Authority entered into arrangements for 14 of its venues listed in the Leisure Services Contract with Lee Valley Leisure Trust Limited by way of granting 12 leases and 2 licences which were completed simultaneously with the completion of the Leisure Services Contract. The master form of these leases and licences is annexed to the Leisure Services Contract. The lease contains various covenants which are conditional on Landlord's consent. There are also absolute covenants in the leases preventing external alterations.

This report is to request Member consent for Lee Valley Leisure Trust Ltd to construct at its cost a chandlery building on the site of Springfield Marina.

RECOMMENDATION

Members Approve: (1) consent be granted to Lee Valley Leisure Trust Ltd to permit the construction of a chandlery building.

BACKGROUND

- 1 The Authority entered into 12 leases and 2 licences with Lee Valley Leisure Trust Limited (the Trust) for its various venues at the same time as completing the Leisure Services Contract (LSC) on 31 March 2015. The LSC amongst others relates to use and management of the venues.
- 2 The master form of these leases is annexed to the LSC. The lease contains various covenants which are conditional on Landlord's consent.
- 3 There are also absolute covenants in the lease with regard to external alterations as follows:

- prohibition on the erection of any new building or structure on the Premises or uniting the Premises with any adjoining premises; and
 - further prohibition on any addition or alteration to the exterior of the Building or to any load bearing part of the Building or its roof or foundations or to change the existing design or appearance of the exterior of the Premises.
- 4 The Trust with the Authority's assistance on 21 December 2017 has obtained planning consent for the erection of a chandlery building with conditions attached. These conditions amongst others require an ecological assessment including a site survey, an assessment of potential impact on ecological interests and proposed mitigation measures as well as approval by the local planning authority of a sustainable drainage system on the site. APMD will need to supervise the build to ensure that these conditions are complied with prior to commencing works.

BUSINESS CASE FOR CONSTRUCTION OF A CHANDLERY

- 5 The Trust confirm that Springfield Marina has a densely populated catchment area of boats in the Lower River Lee, Hertford Union and Regents Canal area, as well as boats moored in British Waterways Marinas Ltd (BWML) sites at Poplar Dock and Limehouse Basin. The Canal and River Trust (C&RT) estimates that there has been a tenfold increase in boats in this area in the last five years.
- 6 There is at present nearly 200 boats in Springfield Marina and many older boats in the area that need updating.
- 7 The chandlery will focus on the inland marine market which mainly covers narrow boats, cruisers and Dutch barges. The nearest chandlery supplying this market is at Uxbridge, an hour's drive by car or a long day's cruise by boat, and also the chandlery at Stanstead Abbots.
- 8 The Trust believes that chandlery is a good business model and gives a good return on investment and improves growth in other areas of the marina business, as the chandlery at Stanstead Marina has proved
- 9 According to the Trust, the benefits of this project include generation of additional income, improved customer service to users at Springfield Marina, improved workshop turnover and improved quayside service operation
- 10 The cost of constructing a chandlery will be met by the Trust.
- 11 Members are therefore requested to agree to consent to a temporary variation of the lease allowing these works. This is a 'one-off' variation and can be incorporated into a formal licence to alter.

ENVIRONMENTAL IMPLICATIONS

- 12 The conditional planning permission for construction of the chandlery includes 5 planning conditions. Two of these require approval of details in advance of commencement of the building operations and occupation of the building.

FINANCIAL IMPLICATIONS

- 13 There are no financial implications arising directly from the recommendations in this report as the cost of constructing the chandlery will be met by the Trust. At the end of the lease term the Authority can request the Trust to remove the chandlery and make good any damage caused by the removal.

HUMAN RESOURCE IMPLICATIONS

- 14 There are no human resource implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 15 These are dealt with in the body of the report.

RISK MANAGEMENT IMPLICATIONS

- 16 The risk implications arising from the recommendations in this report will be borne by the Trust. However the success of the chandlery offer at Stanstead Abbots has demonstrated the demand and financial opportunity for chandlery, as well as identifying any avoidable issues.

EQUALITY IMPLICATIONS

- 17 There are no equality implications arising directly from the recommendations in this report.

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LIST OF ABBREVIATIONS

the Trust	Lee Valley Leisure Trust Limited (trading as Vibrant Partnerships)
LSC	Leisure Services Contract
C&RT	Canal & River Trust
BWML	British Waterways Marinas Ltd

