



**SOUTHWOLD HARBOUR MANAGEMENT COMMITTEE**

**Monday, 24 July 2023**

<b>Subject</b>	Report on Harbour Fire and Impacts
<b>Supporting Officer</b>	Kerry Blair Head of Operations <a href="mailto:kerry.blair@eastsoffolk.gov.uk">kerry.blair@eastsoffolk.gov.uk</a>  Andy Jarvis Strategic Director <a href="mailto:andrew.jarvis@eastsoffolk.gov.uk">andrew.jarvis@eastsoffolk.gov.uk</a>

Is the report Open or Exempt?	OPEN
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<b>Wards Affected:</b>	Southwold
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## Purpose and high-level overview

### **Purpose of Report:**

To provide the HMC with an update following the fire at Southwold Harbour on 1 May 2023. A report is provided at appendix A.

### **Recommendation:**

That the Harbour Management Committee:

1. Notes the review of all leases to ensure tenancy agreements are in place, consistent and up to date.
2. Notes the use of the Councils' powers under leases to ensure compliance with lease obligations and effectively manage its assets.
3. Notes that any redevelopment of tenanted areas needs to be undertaken with coordination with the Council as Landowner and with appropriate Planning and Building Control consents.

## Impact Assessment

### **Governance:**

East Suffolk Council's Asset Management Team is responsible for managing the relationship between landlord and tenant. This includes ensuring that tenants are meeting their obligations in set out in the lease. It is important, however, that the HMC is in support of any action taken under those leases.

### **Environmental:**

East Suffolk Council's Environmental Health team have been involved in working with tenants affected by the fire to ensure that their redevelopment plans meet the relevant environmental standards.

### **Equalities and Diversity:**

No issues.

### **Financial:**

No impacts.

### **Legal:**

No impacts.

### **Risk:**

East Suffolk Council is coordinating any redevelopment plans alongside our Building Control, Planning and Environmental Health teams. East Suffolk Council and the HMC retain responsibility for the health and safety of activity carried out in the harbour. This includes ensuring that tenants are complying with any obligations contained within their leases (for example, carrying out annual electrical installation testing)

## Harbour Business Plan Priorities

To be added when the plan is in place.

## East Suffolk Council Strategic Plan Priorities

Select the themes of the <a href="#">Strategic Plan</a> which are supported by this proposal:		
T01	Growing our Economy	<input type="checkbox"/>
T02	Enabling our Communities	<input type="checkbox"/>
T03	Maintaining Financial Sustainability	<input type="checkbox"/>
T04	Delivering Digital Transformation	<input type="checkbox"/>
T05	Caring for our Environment	<input type="checkbox"/>

## Background and Justification for Recommendation

1 Background facts	
1.1	On Monday 1 May a fire broke out in a retail food premises within Southwold Harbour.

2 Current position	
2.1	The Council has met with the tenants affected by the fire to understand more about the plans of each tenant, and to outline the process that would need to be followed to ensure that the reinstatement of the buildings was compliant with regulations.
2.2	Work is being carried out to look at how the existing site could be reconfigured to provide suitable space for both traders and hut owners.
2.3	The report at appendix A sets out several issues that have become evident as a result of the fire and the implications.

3 How to address current situation	
3.1	The HMC should read and note the contents of the Fire at Southwold Harbour report prepared by the General Manager and Council's Asset Management Team, provided at Appendix A.

4 Reason/s for recommendation	
4.1	To ensure a safer managed asset with improved landlord and tenant relations.

## Appendices

Appendices:	
Appendix A	Fire at Southwold Harbour Report

**Background reference papers:**

None.