

Expressions of Interest (EOI)

Lease of Red Hole Dock, Paget Parish

Issued by: Paget Parish Council

Closing date: 31 October 2025

Intended lease commencement: Spring 2026

Submission email: Chair-Paget.Parish@outlook.com

1) Background

Red Hole Dock (the “Site”) is owned by the Paget Parish Council and has, for as long as local memory serves, been used as a working **boat yard**. The Council is inviting **Expressions of Interest (EOIs)** from qualified parties to lease and activate the Site from **Spring 2026**. While the Council’s strong preference is for **marine-related use**, proposals for other compatible uses will be considered where they demonstrate clear community benefit and respect for the waterfront setting and neighbours.

Note: 18 boats currently lease **walk-on moorings** alongside the boatyard area. Uses that remain compatible with these moorings are encouraged.

2) The Opportunity

- **Premises:** Red Hole Dock, Paget (see attached drawings and photographs).
 - **Current / historic use:** Boatyard and associated marine activity.
 - **Existing context:** 18 walk-on moorings in the immediate vicinity also owned by Paget Parish Council
 - **Examples of suitable uses (illustrative, not exhaustive):**
 - Boatyard / haul-out / repair (subject to permits).
 - Dry or in-water **boat storage** facilities.
 - **Club headquarters** or training base for a small boat, sailing, rowing, or paddling organisation.
 - Marine services hub (e.g., rigging, chandlery, tender shuttle, coaching).
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3) Lease & Commercial Terms

- **Lease term: 5 years**
 - **Guide rent: USD \$7,000 per month** (exclusive of utilities, taxes, insurance, maintenance and any government fees).
 - **Commencement target: Spring 2026** (subject to agreement and any required approvals).
 - **Permitted uses: Marine-related use strongly preferred**; other uses considered where compatible with the site, neighbours and moorings.
 - **Compliance:** The successful proponent will be responsible for obtaining and maintaining all required licences, permits, insurances and regulatory approvals (including planning and environmental compliance) for their proposed use.
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4) Evaluation Approach

EOIs will be assessed by the Council **in the best interests of Paget residents**, with emphasis on: - **Community benefit & compatibility** with the waterfront setting and existing moorings.

- **Alignment with preferred marine-related use** (or clear justification for any alternative).
 - **Operational feasibility & capability** (experience, safety, staffing, hours).
 - **Environmental stewardship** (noise, waste, spill prevention, and upkeep of the adjacent small beach).
 - **Commercial terms** (rent proposal, investment, value for money).
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5) What to Include in Your EOI

Please submit a concise proposal (PDF preferred, max 10–12 pages) that includes:

1. **Proponent details:** entity name, principals, contact information.
2. **Proposed use & concept summary:** what you will operate at Red Hole and why it suits the site.
3. **Operations plan:** staffing, hours, seasons, equipment, site access and traffic/parking assumptions.
4. **Compatibility with existing moorings** (18 walk-on berths) and any interface you propose.
5. **Community benefit:** programmes, memberships, public access, training, youth initiatives.
6. **Environmental management:** noise, waste, fuels/chemicals, spill plans.
7. **Commercial proposal:** rent (responding to the **\$7,000/month guide** or proposing an

alternative), any capital investment, requested lease options.

8. **Timeline:** mobilisation and any works required to achieve **Spring 2026** opening.

9. **Experience & references** relevant to marine or proposed operations.

10. **Insurance & compliance:** summary of coverages and key permits anticipated.

6) Process & Timelines

- **Questions / site familiarisation:** By email to Chair-Paget.Parish@outlook.com. Site visits may be arranged **by appointment**.
- **EOI closing date: 31 October 2025.**
- **Evaluation & shortlist:** November 2025.
- **Negotiation & Council decision:** December 2025–January 2026.
- **Target lease commencement: Spring 2026.**

The Council reserves the right to accept or reject any EOI, to negotiate with one or more proponents, and to issue a subsequent Request for Proposal (RFP) process if deemed in the community's best interest.

7) Submissions

Please email your EOI (single PDF preferred) to:

Paget Parish Council

Email: Chair-Paget.Parish@outlook.com

Subject line: EOI – Red Hole Dock [Your Organisation]

8) Attachments

- **Attachment A:** Red Hole Dock – Site Drawing(s).
 - **Attachment B:** Aerial view of Red Hole
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Important Notices

- This EOI is an invitation to express interest only; it is **not** a tender nor an offer to lease.
- All costs of preparing and submitting an EOI are the proponent's responsibility.

- Any lease will be subject to formal Council approval and execution of definitive documents.

Issued: September 2025

By: Paget Parish Council