

Record of Decision

Lease Renewal of Sites at Lummaton Cross, Torquay to the Trustees for 11th Torbay (Barton) Scout Group

Decision Taker

Elected Mayor on 07 January 2019

Decision

That the Assistant Director of Business Services, in consultation with the Chief Executive, be authorised to grant two long leases expiring on 31 March 2053 of the land at Lummaton Cross and Lichfield Avenue, Torquay to the Scout Association Trust Corporation as Trustees for the 11th Torbay (Barton) Scout Group as shown in plans EM2735a and EM2323, attached to this Record of Decision.

Reason for the Decision

To complete the renewal of expired leases to the Scouts Association Trust for which the Scouts Association Trust is holding over under the terms of the expired leases which are protected by the Landlord & Tenant 1954 Act.

Implementation

This decision will come into force and may be implemented on 15 January 2019 unless the call-in procedure is triggered (as set out in Standing Orders in relation to Overview and Scrutiny).

Information

The Scout Association Trust as trustees for the 11th Torbay (Barton) Scout Group currently lease two sites in Barton under two separate leases:

- Site 1: lease of land on which the tenant erected a scout hut expired March 2008 with a peppercorn rent payable. The Tenant continues to hold over under a protected tenancy, pending renewal of the lease.
- Site 2: lease of land East of Lichfield Avenue on which the tenant erected a boat store expired July 2007 with a £25 per annum rent payable. The Tenant continues to hold over under a protected tenancy, pending renewal of the lease.

Under the new proposed leases that will incorporate the sites described above, in accordance with the proposed Heads of Terms the Scouts Association Trust will pay a rent of £250 per annum for each site, which is considered to be market value.

It is considered that leasehold disposal of the sites to the Scouts Association Trust as Trustees for the 11th Torbay (Barton) Scout Group to be in the best interests of the Council and the granting of long leases will enable the Scout Group to lever in funding for future improvements to be carried out to the site.

Alternative Options considered and rejected at the time of the decision

None

Is this a Key Decision?

No

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

Published

7 January 2019

Signed: _____
The Elected Mayor of Torbay

Date: 7 January 2017