

## **Record of Decision**

### **Lease of Land and Building Quaywest Waterpark, Goodrington, Paignton**

#### **Decision Taker**

Elected Mayor on 23 January 2019

#### **Decision**

That the Assistant Director of Business Services, in consultation with the Chief Executive, be authorised to grant a lease renewal of 25 years with a further option of 15 years of the land and building known as Quaywest Waterpark, Goodrington, Paignton to Lemur Waterparks Limited (Company Number 06883534) as shown in plan no. 16 145 003.

#### **Reason for the Decision**

It is considered the lease renewal of the land and buildings known as Quaywest Waterpark, Goodrington, Paignton to Lemur Waterparks Limited to be in the best interests of the Council and will secure the long term future of the facility.

#### **Implementation**

This decision will come into force and may be implemented on 31 January 2019 unless the call-in procedure is triggered (as set out in Standing Orders in relation to Overview and Scrutiny).

#### **Information**

Due to the ending of the non-renewable lease for the Waterpark, Goodrington in November 2016, a tender process was undertaken for the granting of a new long lease for the area of the existing Waterpark, go-kart area and Peter Pan area at Goodrington Sands, Tanners Road, Paignton.

As part of the tender the bidder set out a series of investment proposals in the facility which would enhance the site and be beneficial to residents, visitors and the Council. A Record of Decision was signed and published on 19 September 2016 based on these terms.

The existing operator has continued to operate the facility since this time whilst detailed discussions have been on-going to finalise and agree the exact terms of occupation. As a result of these discussions a further 15 year option has now been agreed that will be available at the end of 25 year lease term. This has provided an additional level of security to the existing operator in exchange for the investment being made in the facility. Granting a 25 year lease with a 15 year option gives the existing operator sufficient security to allow this investment to happen. It will however limit the Council's options on the waterpark site for the next 10 years until the first break option becomes available.

Because of the amendments made to the original heads of terms it is considered a further Record of Decision is now required.

#### **Alternative Options considered and rejected at the time of the decision**

Continue to allow the existing operator to manage and operate the facility on the existing arrangement. This will limit the amount of capital investment in the facility.

**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**

23 January 2019

Signed: \_\_\_\_\_  
The Elected Mayor of Torbay

Date: 23 January 2019