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Dear Member

HARBOUR COMMITTEE - WEDNESDAY, 8 NOVEMBER 2017

I am now able to enclose, for consideration at the Wednesday, 8 November 2017 meeting of the Harbour Committee, the following reports that were unavailable when the agenda was printed.

Agenda No	Item	Page
5.	Harbour Light Building, Paignton Harbour - Alternative Business Case	(Pages 9 - 42)

Yours sincerely

Lisa Antrobus
Clerk



Meeting: Harbour Committee

Date: 8 November 2017

Wards Affected: Roundham with Hyde

Report Title: Harbour Light Restaurant, Paignton Harbour

Is the decision a key decision? No

When does the decision need to be implemented? As soon as possible

Supporting Officer Contact Details: Kevin Mowat
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Tor Bay Harbour Master

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1. Purpose and Introduction

- 1.1 Further to the meeting of the Harbour Committee held on 20 March 2017, the attached alternative business case has been developed to enable the Harbour Committee to consider another option for the future use of the Harbour Light Restaurant.
- 1.2 The alternative business case addresses the opportunity for a single occupier of the building (Scenario 1 ~ Appendix 1). It also refers to Scenario 2 and this is the revised business case presented to the Committee in March 2017 (Appendix 2), which relates to occupation of the building by several different tenants.

2. Proposed Decision

- 2.1 **That, having considered the submitted alternative business case, the Executive Head of Assets and Business Services is instructed to market the Harbour Light Restaurant building for occupation by both one operator and for multiple tenants/operators.**
- 2.2 **That, following a suitable marketing/procurement exercise, the Executive Head of Assets and Business Services, supported by the Torbay Development**

Agency, be asked to secure tenants for the redeveloped building, on favourable terms, which represent best value for the Council.

3. Reason for Decision

- 3.1 To allow the Harbour Committee to consider an alternative business case for the redevelopment of the Harbour Light Restaurant building and to issue instructions to the Executive Head of Assets and Business Services.
- 3.2 Having more than one viable business case option provides for greater marketing scope, improved likelihood of a successful procurement exercise, which should ultimately produce better value to the Council/Harbour Authority.
- 3.3 To address footfall and regeneration potential at Paignton Harbour in line with the aspirations of the Tor Bay Harbour Port Masterplan and emerging Neighbourhood Plan.
- 3.4 The Harbour Committee considered a revised business case for the redevelopment of the Harbour Light Restaurant building on 20 March 2017 and the matter was also considered at a Council meeting on the 22 June 2017, where a capital scheme was approved along with the associated funding.

Appendices

Appendix 1 Alternative Business Case, Harbour Light Building, Paignton Harbour – November 2017

(Restricted by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.)

Appendix 2 Revised Business Case, Harbour Light Building, Paignton Harbour – March 2017

(Restricted by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.)

Additional Information

See exempt report presented to the Harbour Committee on 20th March 2017 –

<http://www.torbay.gov.uk/DemocraticServices/ieListDocuments.aspx?CId=188&MId=6626&Ver=4>

See link to Council report and minutes of 22nd June 2017 –

<http://www.torbay.gov.uk/DemocraticServices/ieListDocuments.aspx?CId=163&MId=8058&Ver=4>

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