

Record of Officer Decision

Additional Funding for Harbour Light Scheme

Decision Taker and Date Decision Taken:

The Director of Corporate Services on behalf of the Chief Executive of Torbay Council, in consultation with the Chief Finance Officer, the Group Leaders and the Chairman of the Harbour Committee (consulted on 27, 28 and 29 August 2019), in accordance with paragraph 1.19 of the Officer Scheme of Delegation, made the decision set out below on 29 August 2019.

Summary of Matter or Issue Requiring Decision:

On 22 June 2017, the Council approved funding for the redevelopment of the Harbour Light building following a recommendation from the Harbour Committee in accordance with the Port Masterplan, subject to vacant possession of the building as set out in the business case in the submitted report. The decision of the Council is set out below (Minute 39/6/17):

- (i) that, the Executive Head of Business Services be asked to obtain vacant possession of the Harbour Light building at Paignton harbour;
- (ii) that Council approve funding of up to £600,000 to redevelop the Harbour Light building and that a contribution of £100,000 should be made from the harbour reserve fund with the balance of the funding obtained through prudential borrowing; and
- (iii) that, the Executive Head of Business Services, supported by the Torbay Development Agency, be asked to secure tenants for the redeveloped building, on favourable terms, which represent best value.

Since the original decision was taken significant progress has been made, however, the development costs have increased by up to £200,000 and it is therefore necessary to take a further decision to approve additional funding to enable the project to be completed. This still meets the requirements of the original business case but now:

- Includes the spending to date of legal and compensation sums required to attain the premises in a vacant possession state.
- Includes project costs for example legal/project fees, risk items, increased contingency and collateral warranties work.
- Takes account of scheme development, inflation and higher than anticipated tender returns.

Decision Taken:

That additional funding of up to £200,000 to redevelop the Harbour Light building, to funded from prudential borrowing, with borrowing costs to be met from the Harbour Account be approved.

Summary of Reason(s) for Decision Taken:

To ensure the successful redevelopment of the Harbour Light building to enable it to be brought back into use.

Summary of Alternatives or Options considered and rejected and Background Papers:

None

Details of any conflict of interest and dispensation granted to the Officer taking the decision or by any Member of the Council in delegating responsibility for any specific express delegation:

None

Implementation:

This decision will come into force immediately.

A copy of this decision and any supporting documentation considered by the Officer taking this decision may also be available for inspection by the public at the Council's offices or posted upon payment of any copying and postage charges. Any member of the public wishing to take up either of these options is asked to please ring (01803) 207087 or email governance.support@torbay.gov.uk

Signed: _____ Date: 29 August 2019
Director of Corporate Services