

## **Record of Decisions**

### **Proposed new lease for site of former Upton Park bowling club**

#### **Decision Taker**

Director of Pride in Place, in consultation with the Managing Director of TDA, and in accordance with paragraph 2.10 of the Officer Scheme of Delegation, on 22 August 2023.

#### **Decision**

That the Council enters into a 30 year lease with the proposed tenant for Upton Park bowling pavilion, changing rooms, bowling green, netball court and gardeners storage, Magdalene Road, Torquay.

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

The long lease will enable the proposed tenant to seek funding from grants and commercial sources.

#### **Implementation**

This decision will be implemented immediately.

#### **Information**

The Upton Park Bowling club disbanded and forfeited their lease. The site was advertised and proposed tenants' proposal was agreed as the most advantageous bid for the site.

Terms have been agreed for a full repairing and insuring lease for 30 years. The long lease will enable the Tenant to seek funding from grants and commercial sources. The Tenant's proposal is to develop a social enterprise café in the pavilion and provide a diverse community sports programme that spans across Upton Park. This will include managing the netball court and creating a sports programme to include basketball, and a skatepark with mobile skate ramps. In addition, the Tenant will oversee the changing room and toilet facilities, increasing their availability to the public.

The rent proposed is nil. The property was marketed and the interest for the site was for community uses only at nil rent. Therefore it is considered market rent for the proposed community use is nil rent.

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

The Council may choose not to grant the lease of this vacant property. However this would result in a lost opportunity to develop a social enterprise café and provide a diverse community sports programme across Upton Park.

#### **Is this a Key Decision?**

No

**Does the call-in procedure apply?**

No

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

None.

**Published**

8 September 2023

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Director of Pride in Place)