

Record of Officer Decision

Proposed new lease for Unit 2 - 75 Union Street - Union Square, Torquay.

Decision Taker and Date Decision Taken:

Director of Pride in Place, in consultation with the Managing Director of TDA, and in accordance with paragraph 11.1 (c) of the Officer Scheme of Delegation, on 23rd January 2024.

Summary of Matter or Issue Requiring Decision:

Terms of the new lease have been agreed. To protect the Council's interest at Union Square Shopping Centre a new three-year term, with a mutual rolling break on 1 month notice is to be granted. We have also agreed what is considered a market rent in this situation.

Decision Taken:

That a new three-year lease for Unit 2 - 75 Union Street to YMCA, be approved.

Summary of Reason(s) for Decision Taken:

The tenant, YMCA is currently occupying under a Tenancy at Will dated 21 November 2023, the occupation now needs to be documented by way of a formal lease.

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

The Council may choose not to grant the lease of this property. However, this could result in the Tenant claiming protection under the Landlord and Tenant Act 1954, which may hinder future development of the Shopping Centre.

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 be implemented 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: 2 February 2024
Director of Pride in Place