

## Record of Officer Decision

### Proposed lease for Torquay Recreational Ground Kiosks, Rathmore Road, Torquay

#### Decision Taker and Date Decision Taken:

Director of Pride in Place on 17 July 2024

#### Summary of Matter or Issue Requiring Decision:

Terms of the new lease are in negotiation. The term of 30 years alleviates the Council's repairing responsibility for the future. To protect the Council's interest we have implemented a recurrent 5 year break clause. We have also agreed what is considered a market rent in this situation, and will conduct a rent review every 5 years throughout the Term.

#### Decision Taken:

That a new thirty year lease for Torquay Recreational Ground Kiosks (as edged red in the submitted plan (Appendix 1)) be granted to the lease set out in Exempt Appendix 2.

#### Summary of Reason(s) for Decision Taken:

The premises have been vacant for several years and fallen into a state of disrepair. The proposed leasee is going to repair and keep the premises in good and substantial condition. This not only provides a rental income, but also alleviates the responsibility and cost of these premises from the Council.

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

The Council may choose not to grant this lease, however this would result in the Council bearing the financial responsibility of repairing these premises whilst also receiving no rental income.

#### 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:

The lease is to be documented by Legal services and implemented upon completion.

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](mailto:governance.support@torbay.gov.uk)

Signed: \_\_\_\_\_ Date: 17 July 2024  
Director of Pride in Place