

Record of Officer Decision

Lease Renewal of Site 3 Blackthorn Way, Yalberton, Paignton, TQ4 7QY

Decision Taker and Date Decision Taken:

Director of Finance on 30 January 2025

Summary of Matter or Issue Requiring Decision:

The tenant has held a lease for the above premises for a term of 5 years from 18th September 2019 and is now holding over. The tenant wishes to renew his lease for another 5-year term.

Decision Taken:

That a lease renewal for Site 3 Blackthorn Way, Yalberton, Paignton, be granted to the existing tenant, for a 5-year period.

Summary of Reason(s) for Decision Taken:

The tenant has proven to adhere to the terms of their previous lease and has no arrears during this period. Following a market rent review against other similar sites, the Council and the tenant agree to renewing the lease on the same terms as the previous lease and have agreed terms to be contracted outside of the Landlord & Tenant Act 1954 (Sect 24-28) Security of Tenure Provisions. The lease includes a rent review at the third anniversary of the lease.

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

The Council may choose not to grant the lease of this property.

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 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: 30 January 2025
Director of Finance