

Record of Officer Decision

Strand Redevelopment - Land Assembly, The Terrace, Torquay

Decision Taker and Date Decision Taken:

Director of Finance, in consultation with the Cabinet Member for Housing and Finance, on 06 October 2025.

Summary of Matter or Issue Requiring Decision:

On 5 December 2024, Council delegated authority to the Chief Finance Officer, in consultation with the Cabinet Member for Housing and Finance, to approve the acquisition of land and rights at properties fronting The Strand and The Terrace, by agreement or compulsory purchase. The Director of Finance was also authorised to approve related expenditure and has decided, using Torquay Town Deal grant funding, that the Council will enter a loan agreement with its wholly owned company, KAH Holdings Limited, to acquire three flats on The Terrace, Torquay.

Decision Taken:

Utilising grant funding from the Torquay Town Deal Fund, the Council enter into a loan agreement with KAH Holdings Limited, for the purchase of 3 flats on The Terrace, forming part of The Strand Land Assembly.

Summary of Reason(s) for Decision Taken:

To give effect to the decision made by the Council and to support the required repurposing of the land and buildings to provide a catalytic regeneration to the Harbour area of Torquay Town Centre.

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

The option to acquire the 3 flats on The Terrace, Torquay was necessary for the redevelopment of The Strand. Not pursuing acquisition, could result in non-viability and hence non-delivery of the preferred scheme. Therefore, other options were discounted.

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: _____
(Director of Finance)