

Record of Officer Decision

Walls Hill Quarry Hut Site, Babbacombe Road, Torquay - Lease Renewal

Decision Taker and Date Decision Taken:

Director of Finance on 12 November 2025.

Summary of Matter or Issue Requiring Decision:

The Tenant, the Scout Association Trust Corporation have requested a lease renewal for the property. The tenant has been in occupation under a lease since at least 1984. The current lease has expired with the tenant holding over on a periodic tenancy. Discussion on the lease renewal has been on-going, and they have now requested a new lease for a term of twenty-two years.

Granting a lease renewal for twenty-two years will enable the tenant to access grant funding to undertake a range of improvements to reduce the environmental impact of the building. This is to include the installation of new eco efficient heating system and installation of solar panels. This will improve the environmental impact and efficiency of the Scout Hut.

Under the Landlord and Tenant Act 1954 the tenant is entitled to a new lease, which is normally limited to fifteen years. The grant funding secured requires at least 20 years term certain. The granting of the additional seven years is at the Council's discretion.

Decision Taken:

The granting of a new twenty-two-year lease for the premises at Walls Hill Quarry Hut Site, Babbacombe Road, Torquay to the Scout Association Trust Corporation at market rent.

Summary of Reason(s) for Decision Taken:

The new lease with an extended term to allow for grant funding.

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

The Tenant is entitled to a new lease for fifteen years. The Council may choose not to grant the longer lease terms. However, this would result in the Tenant not investing in their building.

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)