

Record of Officer Decision

Kings Ash House - Lease Renewal

Decision Taker and Date Decision Taken:

Director of Finance on 30 March 2026

Summary of Matter or Issue Requiring Decision:

The Torbay and South Devon NHS Foundation Trust (the NHS) occupy Kings Ash House, an office block owned by Torbay Council located on the outskirts of Paignton. The original lease is a 10-year agreement expiring 16 June 2026.

The NHS now wish to enter into a new 10-year agreement with break at year 5. Negotiations have concluded with the rent to remain as per the passing rent under the existing lease, with all other terms unchanged. For internal accounting purposes the NHS need to conclude the transaction by 31 March 2026.

In granting a new lease to the NHS, the Council is securing a profitable income from the asset for a further 10 years, at a time when the market is challenging for the office sector.

Furthermore, the lease aligns with the strategic partnership between the Council and the NHS, with the grant of a new lease to indirectly provide community wide benefits to Torbay.

Decision Taken:

The grant of a new 10-year lease of Kings Ash House to the NHS on largely identical terms to the existing lease.

Summary of Reason(s) for Decision Taken:

To secure renewal of the lease to retain the Council's tenant and ensure a continuation of the income.

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

The alternative here is to refuse renewal of the lease and seek vacant possession upon lease expiry. The consequential void period and costs associated renders this option unviable for the Council.

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:

31 March 2026.

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 officers 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 March 2026
(Director of Finance)