

**Meeting:** Policy Development and Decision Group (Joint Operations Team)

**Date:** 14 September 2016

**Wards Affected:** Goodrington with Roselands

**Report Title:** Disposal of Long Lease - Waterpark, Go-kart Site and Peter Pan Area, Goodrington Sands, Tanners Road, Goodrington, Paignton (Mayoral Decision)

**Is the decision a key decision?** Yes

**When does the decision need to be implemented?**

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## 1. Proposal and Introduction

- 1.1 Due to the ending of the non-renewable lease for the Waterpark, Goodrington in November 2016, a tender process was undertaken for the granting of a new long lease commencing on 2<sup>nd</sup> November 2016 for the area of the existing Waterpark, Go-Kart area and Peter Pan Area. This area is shown edged red (with the exclusion of the ground floor area dotted blue) and edged blue on the attached plan number EM2663 at Appendix 2. An area slightly larger than the blue area may be required to facilitate a new water attraction and therefore the lines are indicative and subject to minor alteration.
- 1.2 Only one bid was received from the tender, and further discussions with this Bidder have taken place. It is proposed that a 25 year non renewable lease be granted to the bidder, with lease break options in favour of the Council at certain intervals.
- 1.3 A decision is required by the Mayor whether to grant a 25 year lease with lease break options in favour of the Council to the successful bidder.
- 1.4 As part of the tender the bidder set out a series of investment proposals in the facility which will enhance the site which will be of benefit to residents, visitors and to the Council. Granting a 25 year Lease gives the bidder sufficient security to allow this investment to happen but does limit the Councils options on the waterpark site for the next 10 years.

## **2. Reason for Proposal**

Decisions on acquisitions or disposal of land in excess of £250,000 require approval by the Mayor.

## **3. Recommendation(s) / Proposed Decision**

- 3.1 That the granting of a 25 year Lease with lease break options in favour of the Council (the 1<sup>st</sup> break option at year 10 and intervals thereafter) be approved for the red and the blue area shown on the Plan EM 2663 at Appendix 2 to the submitted report with authority being delegated to the Assistant Director (Corporate and Business Services) in consultation with the Torbay Development Agency's Head of Asset Management to approve the detailed terms of the Lease.

## **Appendices**

Appendix 1: Supporting Information and Impact Assessment

Appendix 2: Plan EM2663 - Area to be leased edged red and edged blue

Exempt Appendix 3: Confidential commercially Sensitive Information

## **Background Documents**

None additional all included in Exempt Appendix 3