

Record of Officer Decision

Lease of Unit 7 Beacon Quay & Storage area adjacent Unit 7 Beacon Quay, Torquay, TQ1 2BG

Decision Taker and Date Decision Taken:

Interim Tor Bay Harbour Master on 7 January 2025

Summary of Matter or Issue Requiring Decision:

The Tenant has been in occupation of the premises under an effective Tenancy at Will since 16th January 2024. To regulate the arrangement, the occupation needs to be documented by way of a lease.

Decision Taken:

That a new lease for Unit 7 Beacon Quay & Storage area adjacent Unit 7 Beacon Quay, Torquay, be agreed with the existing tenant, for a seven-year period.

Summary of Reason(s) for Decision Taken:

The tenant has been in occupation of both premises for approximately one year. Given the length of the occupation, the tenant would be afforded a protected tenancy under the assumed terms of a Tenancy at Will. Therefore, the Council must agree a formal lease to regulate the occupation and have agreed terms to be contracted outside of the Landlord & Tenant Act 1954 (Sect 24-28) Security of Tenure Provisions. The agreed rent has been tested against the market rent and the lease would include regular rent reviews.

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 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: 9 January 2025
(Interim Tor Bay Harbour Master)