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Overview and Scrutiny  
Town Hall  
Castle Circus  
Torquay  
TQ1 3DR

Dear Member

**OVERVIEW AND SCRUTINY BOARD - WEDNESDAY, 13 JUNE 2018**

I am now able to enclose, for consideration at the Overview and Scrutiny Board to be held on Wednesday, 13 June 2018, the following reports that were unavailable when the agenda was printed.

<b>Agenda No</b>	<b>Item</b>	<b>Page</b>
7.	<b>Future of Oldway Mansion, Paignton - Market Testing</b>	(Pages 2 - 5)

Yours sincerely

Kate Spencer  
Overview and Scrutiny Lead

## **Future of Oldway Mansion, Paignton – Market Testing**

### **Reasons for Call-in**

The decision:

“That market testing commences now, through accredited agents, to see whether there is interest in securing the freehold or long leasehold disposal of Oldway Mansion and Estate. The marketing should engage with all interested parties, including charities, trusts, private individuals and commercial organisations, and for local community groups, such as the Friends of Oldway, the Community Asset Transfer Policy would be applicable.”

is contrary to the Policy Framework.

The Corporate Plan identifies one of the Council’s principles as “Using reducing resources to best effect”. Given that there is no political will to dispose of Oldway Mansion, undertaking market testing would not be an effective use of officer time.

**Record of Decision**

**Future of Oldway Mansion, Paignton**

**Decision Taker**

Elected Mayor on 11 June 2018

**Decision**

- (i) that a Project Manager be appointed, on a 12 month contract, to prepare a works specification, procurement strategy and cost estimate for the limited improvement works identified in Phase 1 of the DCA report. That a stage report be submitted to full Council in approximately nine months' time when the Council sets its 2019/20 Revenue Budget, Capital Plan and Medium Term Resources Plan;
- (ii) that the Council consults further with conservation accredited professionals to identify a strategy for the immediate management of the dry rot outbreak, so as to minimise further damage during the 2018 dry rot active season with any decision on these works being taken in accordance with the Council's Constitution;
- (iii) that market testing commences now, through accredited agents, to see whether there is interest in securing the freehold or long leasehold disposal of Oldway Mansion and Estate. The marketing should engage with all interested parties, including charities, trusts, private individuals and commercial organisations, and for local community groups, such as the Friends of Oldway, the Community Asset Transfer Policy would be applicable;
- (iv) that the Project Manager investigates options to establish a café concession at Oldway and possibly other amenities but without committing further to the existing ongoing operating costs; and
- (v) that the appointment of a Project Manager, stage report, dry rot investigation and the soft market testing identified above be funded to a maximum of £125,000 from the existing Oldway Mansion Reserve.

**Reason for the Decision**

To agree a way forward for the future of Oldway Mansion and Estate.

The Elected Mayor supports market testing to see whether there is interest in securing the freehold or long leasehold disposal of Oldway Mansion and Estate because Oldway is no longer required for service delivery and is arguably unaffordable given the Council's current financial position. It has been recognised that undertaking all of the Phase 1 is a substantial financial commitment and needs to be considered alongside setting the 2019/20 Revenue Budget, Capital Plan and Medium Term Resource Plan. A significant financial commitment at this time jeopardises the Council's future viability and that the Elected Mayor is satisfied that a private operator can be procured to secure the future of the Mansion and Public Estate.

**Implementation**

This decision will come into force and may be implemented on 19 June 2018 unless the call-in procedure is triggered (as set out in Standing Orders in relation to Overview and Scrutiny).

## Information

At the meeting of the Policy Development and Decision Group (Joint Operations Team) held on 4 June 2018 Members considered the submitted report which set out the recommendations of the Oldway Mansion and Estate Working Party and officers in connection with the future of Oldway Mansion.

The report included a detailed report produced by DCA consultants which provided a number of options and draft costings for bringing Oldway Mansion back into use. Members noted the concerns of the Senior Leadership Team in respect of a potential significant financial commitment if the Council committed to fund all of the project as highlighted in paragraph 4.1 of the submitted report.

The Policy Development and Decision Group (PDDG) Resolved:

“That the Policy Development and Decision Group (Joint Operations Team) recommends the Council:

- (i) that a Project Manager be appointed, on a 12 month contract, to prepare a works specification, procurement strategy and cost estimate for the limited improvement works identified in Phase 1 of the DCA report. That a stage report be submitted to full Council in approximately nine months’ time when the Council sets its 2019/20 Revenue Budget, Capital Plan and Medium Term Resources Plan;
- (ii) that the Council consults further with conservation accredited professionals to identify a strategy for the immediate management of the dry rot outbreak, so as to minimise further damage during the 2018 dry rot active season with any decision on these works being taken in accordance with the Council’s Constitution;
- (iii) that market testing commences now, through accredited agents, to see whether there is interest in securing the freehold or long leasehold disposal of Oldway Mansion and Estate. The marketing should engage with all interested parties, including charities, trusts, private individuals and commercial organisations, and for local community groups, such as the Friends of Oldway, the Community Asset Transfer Policy would be applicable;
- (iv) that the Project Manager investigates options to establish a café concession at Oldway and possibly other amenities but without committing further to the existing ongoing operating costs;
- (v) that the appointment of a Project Manager, stage report, dry rot investigation and the soft market testing identified above be funded to a maximum of £125,000 from the existing Oldway Mansion Reserve; and
- (vi) that the Oldway Mansion and Estates Working Party be disbanded and the members of the Working Party be thanked for all their work in helping to develop options for the future of Oldway Mansion and Estate.”

In light of the decision of the PDDG the Monitoring Officer has clarified who the decision makers are. She has confirmed that the recommendations in respect of (i) to (v) above are Mayoral as they are within the approved budget and in accordance with the Council’s Policy Framework documents and that (vi) is a Council decision as the Council established the working party and therefore only it can disband it. In light of this the Elected

Mayor has decided to take his Mayoral decision today and this is set out above.

**Alternative Options considered and rejected at the time of the decision**

These were set out in the report submitted to the Policy Development and Decision Group (Joint Operations Team) held on 4 June 2018.

**Is this a Key Decision?**

Yes – Reference Number: I036613

**Does the call-in procedure apply?**

Yes

**Declarations of interest** (including details of any relevant dispensations issued by the Standards Committee)

None

**Published**

11 June 2018

Signed: \_\_\_\_\_  
The Elected Mayor of Torbay

Date: 11 June 2018