

**Meeting: Full Council**

**Date: 21<sup>st</sup> July 2016**

**Wards Affected: Goodrington with Roselands**

**Report Title: Disposal of Long Lease- Waterpark and Go-kart Site, Goodrington Sands, Tanners Road, Goodrington, Paignton**

**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 Waterpark lease in November 2016, a tender process has been undertaken for the granting of a new long lease commencing on 2<sup>nd</sup> November 2016 of the area of the existing Waterpark. This area is shown edged red (with the exclusion of the ground floor area dotted blue) on the attached plan number EM 1013h, and the area to the north of the Waterpark is the old Go-kart track site, as shown on plan number EM1013a at Appendix 2.
- 1.2 The area edged blue known as the Peter Pan area could also be included in any new lease granted. 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.
- 1.3 A decision is required by Full Council whether to grant a long lease to the successful tenderer. It should be noted that officers have reservations on whether the proposal offered demonstrates best value for the Council as currently presented and therefore further negotiation is required before any lease should be agreed.
- 1.4 It is considered that the proposed investment in the site will be of benefit to the residents and visitors, and to the Council,
- 1.5 However, if the Council determines a 40 year lease, then this significantly limits the councils options on the Waterpark site for the next 40 years, and for example, a wider redevelopment of the site may be a better solution in the longer term.

## **2. Reason for Proposal**

Decisions on acquisitions or disposal of land in excess of £250,000 require approval at Full Council. .

The issue was included in the Forward Plan, reference I023108

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

- 3.1 It is recommended that Full Council approve in principle the granting of a long lease for the red and the blue area shown on the Plan at Appendix 2 with authority being delegated to the Assistant Director (Corporate and Business Services) in consultation with the TDA's Head of Asset Management to approve the detailed terms of the Lease, subject to ongoing negotiations around the length of the lease and ensuring the financial return to the Council demonstrates best value.

## **Appendices**

Appendix 1: Supporting Information and Impact Assessment

Appendix 2: Plan A Area to be leased edged red with option of additional land edged blue

Exempt Appendix 3: Confidential commercially Sensitive Information

## **Background Documents**

None additional all included in Exempt Appendix 3