

Officer Decision
24 November 2025
Part i

Purpose of Decision

Requesting Officer/report author

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Executive Member

Councillor David Palethorpe, Executive Member for Assets, Economic Development, Major Projects and Communication

Progress

- 1 Consultation with Executive Member and approval – 26.08.25
- 2 Officers consulted and approval – 12.09.25
- 3 MO Consulted – 12.09.25
- 4 S151 Officer Consulted- 12.09.25
- 5 Placed on Web - Date

1. Proposed Decision

In accordance with the decision taken by Executive on 4th November 2025 (Minute 181) to approve the 38-year lease and delegate authority to the Director of Corporate Services, the Head of Financial Services and Audit and Section 151 Officer (acting as the Director of Corporate Services) has agreed the terms and conditions of the new lease with Dawlish Marina Bowls Club.

2. Background

On 26th April 1996, a lease was granted to Dawlish Marina Bowls Club to occupy land and buildings at Sandy Lane, Dawlish. The lease granted was for a term of 28 years from 1st April 1994. The contractual term of that lease expired on 31st March 2022, however, the lease continues by virtue of the protective provisions of sections 24 to 28 of the Landlord and Tenant Act 1954. A further lease of 38 years will allow the club to access funding from third party organisations such as Bowls England and Sports England, giving the Club opportunity to improve the playing surface as well as adapt the clubhouse to offer improved facilities suitable for junior bowls and the women's game, thus allowing further engagement with the local community.

3. Main Implications

Under the proposed new lease, the rent would be set at £1 per annum (reduced from the current passing rent of £2,500 per annum). However, the tenant would take on the full maintenance responsibilities for the building, which would save the Council approximately £7,500 per annum. The existing lease, as a result of the obligation for the Council to maintain the building and bowling green, means it is particularly onerous for the Council.

4. Alternative Options

Do nothing and retain the lease in its current holding over form, with the Council dealing with the lease renewal sometime in the future: This would frustrate the Club's ability to apply for funding to improve the facilities. It would also mean that the Council would continue to pay for the repairs and maintenance of the clubhouse building and bowling green.

Refuse a new lease: The Council currently has no reasonable grounds to oppose the granting of a further lease.

5. Justification

A new 38-year lease will enable the Club to invest into the facilities and ensure future engagement within Dawlish. The Council will also benefit from the position of being cost neutral, as the maintenance liabilities would pass to the Bowls Club.

Approved

Signed ...G Bryant.....

Date ...28/11/25.....

Authorising Officer

Head of Financial Services and Audit

Notes:

All authorising emails/correspondence to be filed along with this completed report by the requesting officer.

Summary of the decision to be added to Mod.gov for the website either by the report author or by Democratic Services. Please contact Democratic Services (TDC)

democraticservicestdc@teignbridge.gov.uk if needed