

RECORD OF EXECUTIVE DECISION

Monday, 13 September 2021

Decision No: (CAB 21/22 31850)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	Cabinet Member for Customer and Organisation
SUBJECT:	Leisure World Commercial Terms *
AUTHOR:	David Childs

THE DECISION

- (i) That the commercial and financial terms and related recommendations set out in confidential Appendix 2 be agreed.
- (ii) Following consultation with the Cabinet Member for Growth and Executive Director of Finance and Commercialisation, that the Executive Director of Place be given delegated authority to finalise the detailed terms of this transaction.

REASONS FOR THE DECISION

As freehold landowner, the Council wishes to see the strategically important Leisure World site (identified on the Plan at Appendix 4) regenerated for a mix of uses consistent with its ambitions for the Mayflower Quarter.

Delivering the desired outcomes will necessitate changes to existing tenure arrangements, including re-gearing of the current ground leases, to enable the proposed scheme to be funded by the developer.

DETAILS OF ANY ALTERNATIVE OPTIONS

Do Nothing – the proposed redevelopment (as approved in-principle by the Council's Planning and Rights of Way Panel in March 2020) would not happen without the Council's co-operation as Freehold landowner, so opportunities to achieve significant economic and other benefits would be lost.

Sell the Council's interest – this would sub-optimize long-term returns, deny the Council substantive influence over redevelopment of this key site and risk a scheme coming forward which failed to deliver on key city vision objectives.

Council buy out head-lease and develop the site itself – quite apart from the lessee's reluctance to sell, this would involve significant (unbudgeted) capital expenditure and substantial project resources that the Council does not have.

It is therefore considered preferable to work with a willing partner/investor using the Council's influence as landowner and planning authority, to deliver a scheme consistent with its corporate and social priorities.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

Cabinet received and took into consideration recommendations made by Overview and Scrutiny Management Committee held on 9th September, 2021.

CONFLICTS OF INTEREST

None.

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date:

Decision Maker:
The Cabinet

Proper Officer:
Judy Cordell

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in *(if applicable) (this suspends implementation)*

Call-in Procedure completed *(if applicable)*

Call-in heard by <i>(if applicable)</i>
Results of Call-in <i>(if applicable)</i>