

RECORD OF EXECUTIVE DECISION

Tuesday, 19 April 2016

Decision No: (CAB 15/16 16843)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	LEADER OF THE COUNCIL
SUBJECT:	PROPERTY INVESTMENT FUND (PIF)
AUTHOR:	Andrew Elliott, Mark Bradbury

THE DECISION

- (i) To approve the *draft* Business Plan, Investment Criteria; Governance Arrangements and Delivery Options.
- (ii) To delegate authority to the Head of Capital Assets following consultation with the Leader of the Council and the Council's Capital Board to agree the detailed business plan and any future variations to Investment Criteria and Delivery Options.
- (iii) To delegate authority to the Head of Capital Assets, following consultation with the Leader of the Council and the Service Director; Strategic Finance and Commercialisation to approve the acquisition or sale of property or other investments in accordance with the Business Plan, Investment Criteria and Delivery Options and to do anything necessary to give effect to the recommendations contained in this report.
- (iv) To delegate authority to the head of Capital Assets, following consultation with the Leader of the Council and Council's Capital Board, to take all further decisions in respect of real property acquisitions and disposals irrespective of value.
- (v) To recommend to Council as part of the review of the Constitution at the Council's AGM to amend Financial Procedure Rules to exempt real property transactions from the value thresholds determining level of decision make and to amend Article 12 of the Constitution to exclude property transactions from the definition of 'significant budgetary impact' that determines whether or not a matter be treated as a Key Decision.

REASONS FOR THE DECISION

To allow the Council to increase income through strategic property investment, in response to the current financial pressure, reducing the reliance on Government grant by building asset and investment portfolios that provide a commercial return.

This will build on the current investment portfolio which the Council manages. This

has a current value of £99.7M (31st March 2015) and generates a gross annual return of approximately 7%.

DETAILS OF ANY ALTERNATIVE OPTIONS

Not to further invest in property would forego the opportunity to increase the potential for additional revenue.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None.

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: 19th April 2016

Decision Maker:
The Cabinet

Proper Officer:
Judy Cordell

SCRUTINY

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

Call-In Period

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>