

Minutes of Property and Investment Committee

23 November 2020

Present:

Councillor J.R. Boughtflower, Leader
Councillor J. McIlroy, Deputy Leader
Councillor S. Buttar, Portfolio Holder for Finance

Councillors in attendance:

Councillor C. Bateson
Councillor R.D. Dunn
Councillor M. Gibson
Councillor K.M. Grant
Councillor L. E. Nichols
Councillor R.J. Noble
Councillor A. Brar

2784/20 Minutes

The minutes of the meeting held on 16 September 2020 were agreed as a correct record.

2785/20 Disclosures of Interest

There were none.

2786/20 Exempt Business

Resolved to move the exclusion of the Press and Public for the following item in view of the likely disclosure of exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006.

2787/20 Exempt Report - Property Letting 'J' - Key Decision

(Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information))

The Property and Investment Committee considered an exempt report on property letting 'J'.

Councillor J. McIlroy, portfolio holder for asset management, outlined the proposed terms of the lease and responded to questions on the risks and the benefits associated with it.

Alternative options considered and rejected by the Committee:

- Not to agree the new letting

The Committee was advised that it had the authority to make a decision on this matter and did not need to recommend it to Cabinet as stated in the report.

Resolved to approve the lease on the terms set out in the exempt report in relation to property letting 'J',

Reason for Decision:

To secure a stable retail occupier in this key location, a retailer that will contribute to footfall and therefore to income for the Elmsleigh Centre and the High Street, through this anticipated period of post-pandemic recovery and beyond.

2788/20 Exempt report - Property Letting 'K' - Key Decision

(Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information))

The Property and Investment Committee considered an exempt report on property letting 'K'.

Councillor J. McIlroy, portfolio holder for asset management, outlined the proposed terms of the lease and responded to questions on the risks and benefits associated with it.

Alternative options considered and rejected by the Committee:

- Not to agree the new letting

Resolved to approve the lease on the terms set out in the exempt report in relation to property letting 'K'.

Reason for Decision:

The property is currently vacant and incurring void costs. The proposed letting is to a good quality tenant for a minimum of term of seven years. The terms of the letting are in line with the current valuation and prevailing market conditions.

NOTES:-

- (1) ***Members of the Overview and Scrutiny Committee are reminded that under Overview and Scrutiny Procedure Rule 16, the “call-in” procedure shall not apply to recommendations the Property and Investment Committee (PIC) makes to the Council. The matters***

on which recommendations have been made to the Council, if any, are identified with an asterisk [*] in the above Minutes.

- (2) Members of the Overview and Scrutiny Committee are entitled to call in decisions taken by the PIC for scrutiny before they are implemented, other than any recommendations covered under (1) above.***
- (3) Within five working days of the date on which a decision of the PIC is published, not less than three members [one of whom must be the Chairman] of the Overview and Scrutiny Committee are able to "call in" a decision;***
- (4) To avoid delay in considering an item "called in", an extraordinary meeting of the Overview and Scrutiny Committee will be convened within seven days of a "call in" being received if an ordinary meeting is not scheduled in that period;***
- (5) When calling in a PIC decision for review the members doing so should in their notice of "call in":-***
 - Outline their reasons for requiring a review;***
 - Indicate any further information they consider the Overview and Scrutiny Committee needs to have before it in order to conduct a review in addition to the written report made by officers to the PIC;***
 - Indicate whether, where the decision was taken collectively by the PIC, they wish the Leader or his nominee (who should normally be the Cabinet Member) to attend the committee meeting; and***
 - Indicate whether the officer making the report to the PIC or his/her representative, should attend the meeting.***
- (6) The deadline of five working days for "call in" by Members of the Overview and Scrutiny Committee in relation to the above decisions by the PIC is the close of business on 30th November 2020.***