

Officer Executive Decisions

Queen Street/Slickett's Hill Car Parks, The Brook, Chatham

On 13 May 2014 the Cabinet considered a report requesting that Cabinet delegate authority to officers to declare surplus and then dispose of the Queen Street/Slickett's Hill car park site, so that it can be disposed of for development on the best terms reasonably obtainable.

The report considered the implications of disposing of the car park site and also the Council's regeneration objectives for Chatham.

A copy of the report and decision is available via the following link:
<http://democracy.medway.gov.uk/ieListDocuments.aspx?CId=115&MId=2768&Ver=4>

Delegation from Leader and Cabinet and date:

The Cabinet on 13 May 2014 agreed to delegate authority to the Assistant Director, Legal and Corporate Services in consultation with the Portfolio Holder for Finance, to declare surplus and then dispose of the Queen Street/Slickett's Hill car park site, so that it can be disposed of for development on the best terms reasonably obtainable (decision number 97/2014).

Decision: The disposal of the site was not pursued.

A further report was submitted to Cabinet on 9 February 2016. This report provided details of the proposal to seek developer interest in developing the council owned car park whilst retaining car parking facilities and proposed that Cabinet delegate authority to appropriate the car park for planning purposes and to enter into any necessary agreements in relation to developing the car park. The report provided details of previous decisions made in respect of the site and why those decisions had not been implemented.

A copy of this report and decision is available via the following link:
<http://democracy.medway.gov.uk/ieListDocuments.aspx?CId=115&MId=3167&Ver=4>

The Cabinet agreed (decision number 25/2016) to delegate authority to the Chief Legal Officer in consultation with the Leader and the Portfolio Holder for Resources to:

- (i) Appropriate the site for planning purposes.
- (ii) To carry out a procurement exercise to seek a developer to provide a mixed use development, with a retained Council car park on the best terms reasonably obtainable.
- (iii) Enter into any necessary agreements to secure the development of the site and preserve the Council's ability to use the car park after the development has taken place.

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Reasons for Decision: The disposal of the site was not pursued and therefore this delegation not actioned due to:

- The loss of parking spaces and because the income generated from the car park was giving the Council a better return than if it invested any disposal receipt elsewhere.
- The deterioration in the property market and the postponement of development plans for other, privately owned, sites in the area.

Date of Decision: Not applicable

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Details of any other options considered and rejected:

The disposal of the site was not pursued. The report to Cabinet on 9 February 2016 provided details of why the decision had not been implemented. It identified the following options for the site:

- a) The site could be retained.
- b) The site could be disposed of and used for development, in which case the parking and income would be lost.
- c) The site could be appropriated for planning purposes, and the Council could undertake a procurement process to seek a developer for the site, who is prepared to develop the site whilst retaining the existing level of council parking spaces plus sharing the profit from the development. Development options would be subject to planning restrictions and ground conditions.

Conflicts of Interest: Not applicable