

Officer Executive Decisions

Commercial Property

Delegation from Leader and Cabinet and date: On 12 February 2019, the Cabinet received an exempt report which provided details of a proposal for acquiring commercial property. The Cabinet approved the acquisition of the head leases of the property identified in paragraph 2.1 of that report and the freehold properties also identified in paragraph 2.1 of that report for a price within the tolerance provided by the professional valuation obtained from Knight Frank, as set out in Appendix 1 to that report (decision no.31/2019 refers).

The Cabinet also agreed to delegate authority to the Chief Legal Officer in consultation with the Leader, the Portfolio Holder for Resources and the Chief Finance Officer to take all reasonable steps and due diligence to complete acquisition of the head leases of the property identified in paragraph 2.1 of that report and the freehold properties also identified in paragraph 2.1 of that report including obtaining necessary professional legal and tax advice and to complete all the necessary legal steps (decision no. 32/2019 refers).

The item may be viewed online:

<https://democracy.medway.gov.uk/ieListDocuments.aspx?CId=115&MId=4364>

Decision: In accordance with the Cabinet decision, the Council acquired the Pentagon Centre head leases and 205-209a and 181a-189 High Street, Chatham.

N.B. On 21 February 2019, The Council agreed to add the acquisition of the Pentagon Centre head leases and 205-209a and 181a-189 High Street, Chatham, the fees and additional enabling capital works, to the Capital Programme, up to an overall cost of £45 million.

Reasons for Decision: The head leases and freehold properties acquisition represents a good commercial return for the Council, enhances regeneration opportunities in the locality, opens up additional regeneration and residential property developments, provides the Council a stronger strategic position in the area and prevents development that is not in line with the Council's aspirations for Medway.

Date of Decision: 26 April 2019

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Details of any other options considered and rejected: None

Conflicts of Interest: None