

**Officer Executive Decisions**  
**Future High Street Fund –**  
**Property Acquisition / Compulsory Purchase**

**Delegation from Leader and Cabinet and date**

On 8 February 2022, the Cabinet agreed to delegate authority to the Director of Place and Deputy Chief Executive, in consultation with the Leader and Portfolio Holder for Resources to:

- (a) continue negotiations with the owners of the Debenhams building to acquire the property on mutually agreeable terms.
- (b) commission a suitable partner or the Council's Capital Projects or/and Regeneration Team to develop a residential scheme for the former Debenhams building to the point of obtaining planning permission and the appointment of construction contractors.
- (c) prepare a compulsory purchase order (CPO) for any or all of the remaining interests in the building pursuant to the Council's powers under the Acquisition of Land Act 1991 and S226(a) of the Town and Country Planning Act 1990.
- (d) make the CPO to secure any or all interests required for the regeneration of the building.
- (e) submit the CPO to the Secretary of State requesting the confirmation of the CPO.
- (f) respond to objections and continue negotiations with the landowner(s) following making of the CPO.
- (g) give undertakings and assurances if advised to and to acquire by agreement any outstanding interests.
- (h) confirm the CPO as an unopposed Order if the CPO is returned to the Council for confirmation.
- (i) instruct experts (including counsel) to represent the Council at an inquiry into the confirmation of the CPO or in any written representation process or process including a hearing.
- (j) attend any inquiry into the CPO and to pay the costs of the planning inspectorate for the inquiry.
- (k) advertise the confirmation of the CPO if it is confirmed by either the Council as an unopposed order or by the Secretary of State.
- (l) serve notices to treat and enter, make vesting declarations and/or deed polls to secure all remaining interests in the site.

- (m) seek to resolve issues of compensation by agreement or in default of agreement by reference to the Lands Chamber of the Upper Tribunal and/or by mediation

(Decision no.: 30/2022)

On the same date, the Cabinet agreed to delegate authority to the Director of Place and Deputy Chief Executive, in consultation with the Leader and Portfolio Holder for Resources,

- (a) to acquire any other interests necessary to secure the development of the building on the best terms reasonably obtainable (decision no.: 31/2022).

- (b) to take all steps to enter into any arrangements necessary for the disposal, letting and development of the former Debenhams building (decision no.: 32/2022).

The reports are available from [Council's website](#).

## Reasons for Decision

To secure the development of a strategic building which is integral to the centre of Chatham. To enable delivery of residential development within former Debenhams and to enhance the regeneration and economic vitality of Chatham.

## Date of Decision

8 February 2022

## Lead Officer

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Project and Delivery Manager

## Details of any other options considered and rejected

Do Nothing – This option will not bring the former Debenhams into use for the foreseeable future and would rely on the existing owners to wait until they felt the market was sufficiently buoyant, before proceeding with any sort of scheme.

## Conflicts of Interest

None