

EXTRACT OF MINUTES

CABINET

20 June 2018

BISHOPS WALTHAM DEPOT – NEW BUILD INDUSTRIAL UNITS (LESS EXEMPT APPENDICES)

(Report CAB3048 refers)

Councillor Miller introduced the report and Cabinet were in agreement that the proposals represented a good opportunity to provide investment in modern business space in the rural area and southern parishes.

The Chairman drew attention that the proposal was subject to a supplementary capital estimate that required approval by full Council.

Cabinet agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That subject to the approval of the Supplementary Budget by Council the proposals for the development described in the report are agreed and that:

- a) the supplementary capital estimate detailed in Appendix C be approved; and
- b) the supplementary revenue budget of £16,000 for marketing as detailed in Appendix C be approved.

2. Following the receipt of the final lease offers for the properties, if more than three offers are received, the Corporate Head of Asset Management in consultation with the Deputy Leader and Portfolio Holder for the Economy, Corporate Head of Engagement and the Strategic Director (Resources) be authorised to determine, taking into account the criteria detailed in paragraph 14.9 of this report, which are the most appropriate tenants for the development.

3. That prior to the commencement of construction works, agreements for lease be entered into with the prospective tenants on terms to be settled by the Corporate Head of Asset Management, in consultation with the Corporate Head of Resources.

4. The Corporate Head of Asset Management be authorised to submit a planning application for the proposals and any other applications for works requiring statutory consent.

5. Subject to project approval and satisfactory offers being received for the units:

- a) In order to develop the concept design for the proposed development, a direction be made under the Contract Procedure Rule 3.1 to authorise the Corporate Head of Asset Management to appoint OB Architecture to continue as Project Architects and Scott White Hookins as Structural Engineers ;
- b) The building works to be managed under a Construction Management process with the Construction Manager, Project Manger, Health and Safety advisors, Cost Consultant, Mechanical and Electrical Engineer and other professional consultants and package contractors being appointed in accordance with Contract Procedure Rule 9.2 (obtaining quotations/tenders);
- c) The Corporate Head of Asset Management be authorised to accept such quotes and, following their assessment by the Quantity Surveyor tenders received for the works, subject to the tenderers ability to complete the works in the required timescales.
- d) Subject to the agreement of the budget by Council, authority be given under Financial Procedure Rule 6.4 to incur the capital expenditure referred to in Appendix C.
- e) That if requested to do so by the tenant(s), the Council to undertake the fitting out works as part of the Construction Management process at the direct cost and expense of the tenant(s). Where the tenants opt to rentalise the works delegated authority is sought for the Strategic Director (Resources) to approve additional capital budget and expenditure of up to £250,000 where it is financially beneficial to the Council to do so.

RECOMMENDED:

THAT THE SUPPLEMENTARY CAPITAL ESTIMATE REFERRED TO IN THE REPORT BE APPROVED.

EXEMPT BUSINESS

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
	Bishops Waltham Depot – New Build Industrial Units (exempt appendices)) Information relating to the) financial or business affairs of) any particular person (including) the authority holding that) information). (Para 3 Schedule) 12A refers)

**BISHOPS WALTHAM DEPOT – NEW BUILD INDUSTRIAL UNITS
(EXEMPT APPENDICES)**

(Report CAB3048 refers)

RESOLVED:

That the content of Exempt Appendix B and C to Report CAB3048 be noted.

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