

RECORD OF EXECUTIVE DECISION

Tuesday, 18 October 2022

Decision No: (CAB 22/23 35611)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	Cabinet Member for Economic Development
SUBJECT:	Northern Above Bar Properties
AUTHOR:	Joanne Rust

THE DECISION

Having complied with paragraph 15 of the Council's Access to Information Procedure Rules.

- (i) Agree to cease the sales of nos.186, 188, 190-192 and 194-196A Above Bar Street.
- (ii) Authorise the Executive Director of Growth to carry out a soft market testing exercise of the site (shown edged in red on Appendix 1) to identify the level of developer interest and to help inform masterplanning of the area.
- (iii) Delegate to the Executive Director of Growth to determine whether the adjacent 164-174 Above Bar Street should be included in the soft market testing.
- (iv) Subject to completion of the masterplan, the Executive Director of Growth will bring forward a further report to Cabinet to update on the strategy for the area.

REASONS FOR THE DECISION

This report is submitted for consideration as a General Exception under paragraph 15 of the Access to Information Procedure Rules in Part 4 of the City Council's Constitution, notice having been given to the Chair of the relevant Scrutiny Panel and the public. This is being presented under the General Exception due to an administrative error resulting in the item not appearing on the Forward Plan and the statutory 28 day's notice was therefore not complied with.

The Council owns a significant area at the northern end of Above Bar Street, this report states that before decisions are taken regarding the future of this site (in Appendix 1) a vision and strategy will be developed through a master planning process and this will form a development brief. Once completed this will be reported back to Cabinet but in the meantime the sales of the properties on this site that were proceeding will cease. This will ensure that

the long term interests of the city and its economic development are best served.

DETAILS OF ANY ALTERNATIVE OPTIONS

Continue with the sales of the freeholds to the long leasehold tenants where terms have been agreed. This will make site assembly for comprehensive development of this area in the future more difficult to achieve in terms of cost, staff resource and timescale. This is because the tenant's interest will have increased in value as a result of the purchase and they may be less interested in the option of redevelopment due to their improved security of tenure. This could result in the need to use compulsory purchase powers to bring forward re-development in the future.

Do Nothing. The buildings will require significant investment in the future so the council will need to either divest itself of these properties or promote re-development, doing nothing in the longer term is not a viable option.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None

CONFLICTS OF INTEREST

None

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date: 18 October 2022

Decision Maker:
The Cabinet

Proper Officer:
Claire Heather

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date

of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in (*if applicable*) (*this suspends implementation*)

Call-in Procedure completed (*if applicable*)

Call-in heard by (*if applicable*)

Results of Call-in (*if applicable*)