



THE LONDON BOROUGH
www.bromley.gov.uk

BROMLEY CIVIC CENTRE, STOCKWELL CLOSE, BROMLEY BRI 3UH

TELEPHONE: 020 8464 3333

CONTACT: Graham Walton
graham.walton@bromley.gov.uk

DIRECT LINE: 020 8461 7743

FAX: 020 8290 0608

DATE: 17 September 2020

LEADER'S DECISION – SEPTEMBER 2020

Following pre-decision scrutiny, and consultation with members of the Executive, the Leader of the Council has made the following executive decision:

**REDEVELOPMENT OF CHISLEHURST LIBRARY AND
DISPOSAL OF LAND AT 36 VINSON CLOSE, ORPINGTON**

This page is left intentionally blank

LONDON BOROUGH OF BROMLEY

STATEMENT OF EXECUTIVE DECISION

The Leader of the Council, Councillor Colin Smith, has made the following executive decision:

REDEVELOPMENT OF CHISLEHURST LIBRARY AND DISPOSAL OF LAND AT 36 VINSON CLOSE, ORPINGTON

Report: [Annex B - Chislehurst Library and Vinson Close Part 1 Report](#)
Part 2 report – not for publication

Decision:

(1) The marketing exercise undertaken by Cushman & Wakefield in respect of the disposal of the Chislehurst Library site and the evaluation of bids received be noted and the disposal of the site, subject to planning, to Prime Developments be approved for the sum set out in the part 2 report.

(2) Authority be delegated to the Director of Housing, Planning and Regeneration, with agreement from the Portfolio Holder for Resources, Commissioning and Contract Management, to conclude the Heads of Terms and enter into a Development Agreement with Prime Developments for a new Medical Centre and Library, conditional upon the grant of planning permission being approved by the Council and completion by the Tenant of the construction works for the consented scheme.

(3) The Heads of Terms will include an obligation on Prime Developments to transfer the new Library, constructed to shell and core specifications, to the Council on a 999 year lease at a peppercorn rent.

(4) The future fit out of the new library be agreed at an estimated cost of £1m and this scheme be added to the Capital Programme, funded from the disposal capital receipt; in the event that costs of the library fit-out exceed the estimated £1m, a subsequent report will be submitted to the Executive.

(5) The payment of disposal and legal fees detailed at 3.26 to the report (3.31 to the part 2 report) be noted and agreed.

(6) The sale of land at 36 Vincent Close to Acklam Developments on an unconditional basis for the sum set out in the part 2 report be agreed.

(7) The independent valuation confirming that the purchase price offered by Acklam exceeds the open market valuation be noted.

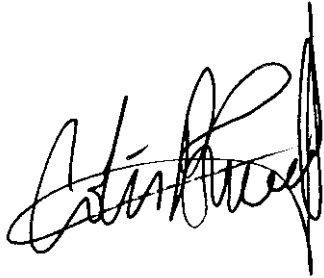
(8) It is noted that the Council will receive the benefit of nomination rights to the Socially Rented element of the Affordable Housing provision within the consented Acklam Development Scheme.

Reasons:

Disposal of the Chislehurst Library site will enable the Council to secure a replacement library and Medical Health Centre. The site has been subject to an extensive marketing and selection process to choose the most suitable scheme and offer from those submitted. During the construction period an interim library will be provided.

The Council has been approached by Acklam Developments to purchase a piece of land at 36 Vinson Close, Orpington to enlarge the site of their proposed development at 208-212 High Street. The sum offered is reasonable, and the Council will have nomination rights for the socially rented affordable element of their proposed development.

The proposed decision was considered by Renewal, Recreation and Housing PDS Committee at a virtual meeting on 2nd September 2020 and the Committee supported the proposals.

A handwritten signature in black ink, appearing to read 'Colin Smith', written in a cursive style.

Councillor Colin Smith
Leader of the Council

Mark Bowen
Director of Corporate Services
Bromley Civic Centre
Stockwell Close
Bromley BR1 3UH

Date of Decision: 17 September 2020
Implementation Date: 24 September 2020
Decision Reference: Exec 20044