

**EXECUTIVE  
WEDNESDAY 18 OCTOBER 2023  
DECISION SHEET**

PLEASE NOTE: Set out below is a summary of the decisions made by the Executive on Wednesday 18 October 2023. Further details of the discussion and decision making for each item can be viewed in the minutes of the meeting.

<b>Agenda Item No.</b>	<b>Title of Report</b>	<b>Decision</b>
1	<b>APOLOGIES FOR ABSENCE</b>	Cllr Cuthbert
2	<b>DECLARATIONS OF INTEREST</b>	None
3	<b>TO CONFIRM THE MINUTES OF THE MEETING HELD ON 20 SEPTEMBER 2023</b>	Agreed
4	<b>QUESTIONS</b>	None
5	<b>CHURCHILL THEATRE &amp; CENTRAL LIBRARY BUILDING, HIGH STREET, BROMLEY BR1 3UH</b>	<p>That the report be noted and the following recommendations be approved:</p> <ol style="list-style-type: none"> <li>1. To delegate authority to the Director of Housing Planning and Regeneration to agree terms with the existing tenant of Churchill Theatre, Trafalgar Group, to gift the Council's freehold interest in the whole site alongside negotiating a reverse premium to be paid to Trafalgar Group on completion of the freehold transfer to enable the tenant to invest in the building to ensure a sustainable future for the building and to protect its future use as a theatre. With terms, once agreed in principle, to be subject to further approval by the Executive Committee.</li> <li>2. As detailed within this report, the existing arrangement is not sustainable as there are significant works required to the building if it is to have a future, and therefore the existing lease arrangement with Trafalgar Group needs to be terminated to enable the works required on the building to be undertaken which cannot be facilitated whilst the building is</li> </ol>

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		<p>occupied and operational. It is therefore recommended that the Landlord's Break Clause in relation to the lease held by Trafalgar Group is triggered which must be served on or before 1<sup>st</sup> April 2024 in accordance with the terms of the existing lease providing a minimum of 24 months' notice thereby terminating the existing lease arrangement as of 2<sup>nd</sup> April 2026.</p> <p>3. Should Trafalgar Group confirm they are unwilling or unable to take gifted ownership (and a reverse premium) of the site, then it is recommended that the Executive Committee delegate authority to the Director of Housing Planning and Regeneration to openly market a 999-year leasehold interest in the site to secure a private developer to undertake the required redevelopment under a Development Agreement, with the 999 year lease only being granted, with vacant possession, on completion of the agreed scheme as agreed and stipulated within the Development Agreement. All offers received would be reported back to the Executive Committee for a Member decision to enable Member selection of a preferred bidder.</p>
6	<b>RELOCATION OF CENTRAL LIBRARY</b>	<p>1. The works carried out for RIBA 1 that identify that the Topshop site is a suitable location for the Central Library be noted. Noting that the indicative budget for relocation of the Central Library has an estimated cost of circa £15.5m, subject to further works being carried out for RIBA 2-4. Detailed costings will be provided in a Further Report to the Executive. As set out in paragraphs 3.10 – 3.13, proceeding to procurement for a multi-disciplinary design team to RIBA Stage 7 be approved in</p>

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		<p>principle, with a break clause after RIBA Stage 3 and 4. The estimated whole life value of the contract up to RIBA Stage 7 is £1m with an estimated value up to RIBA Stage 3-4. Adding £500k for these works to the Capital Programme be approved in preparation of a further detailed costing report.</p> <p>2. Authority be delegated to the Director of Housing, Planning, Property and Regeneration, in agreement with the Assistant Director Governance &amp; Contracts, the Director of Corporate Services the Director of Finance and the Portfolio Holder, to Approve the detailed procurement strategy for the procurement of multi-disciplinary consultancy services to RIBA 7, including ensuring suitable break clauses are applied to the contract.</p> <p>3. Any legal matters arising from these recommendations be delegated to the Director of Corporate Services and Governance.</p>
7	<b>LEISURE CENTRE MAJOR WORKS PROGRAMME</b>	<p><u>General:</u></p> <p>1. Authority be delegated to the Director for Housing, Planning, Property and Regeneration, in consultation with the Portfolio Holder, to put in place arrangements for the future tenant of the facilities pending Member's decision on this matter in the Part 2 report.</p> <p>2. The capital budget as set in the Part 2 report be approved.</p> <p>3. Option 3 of the Programme Options, outlined in 3.24, which, pending final approval of budgets in Spring 2024, will allow for all works to be</p>

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		<p>complete by Spring 2026, be approved.</p> <p>4. Authority be delegated to the Director for Housing, Planning, Property and Regeneration, in consultation with the Portfolio Holder, to approve the submission of grant funding applications and to accept any subsequent awards of funding in relation to both Leisure Centres.</p> <p>5. Authority be delegated to the Director for Housing, Planning, Property and Regeneration, in consultation with the Portfolio Holder, to approve any reasonable changes to the works needed after Executive approval in order to keep the works within budget.</p> <p>6. It be note that additional funding may be needed for the construction works, as per 3.6.1 of the Part 2 report, above the OPR's indicative budget of £27.1m, to deliver the core requirements identified in 3.14 and 3.16 of this report and indicatively costed in 3.8 and 3.12 of the Part 2 report.</p> <p>7. £1.867m from the OPR's budget for Leisure Centre Works be approved to fund RIBA 3/4 works for both leisure centres (as set out in 2.10 and 2.14) .</p> <p>8. £150k from the OPR's budget for Leisure Centre Works, be approved to fund any ancillary legal matters arising from the developments up to RIBA 4.</p> <p><u>West Wickham:</u></p> <p>9. The core requirements for West Wickham Leisure Centre as set out in 3.14 of this report be approved so that officers can progress these plans through RIBA 3 and 4.</p> <p>10. The award of contract to Alliance Leisure Services for £1.047m, funded by the OPR's indicative budget for leisure centres, be approved to progress the West Wickham Leisure Centre Major</p>

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		<p>Works Programme to RIBA 4 based on the core requirements laid out in this report.</p> <p>11. It be noted that the current estimate for the works contract for West Wickham Leisure Centre, beyond RIBA stage 4, is contained in the Part 2 report. Following conclusion of RIBA stage 3, a subsequent report will be brought forward detailing more accurate costs for the works.</p> <p>12. Authority be delegated to the Director for Housing, Planning, Property and Regeneration, in consultation with the Portfolio Holder, to resolve any ancillary legal matters at West Wickham arising from the developments up to RIBA stage 4.</p> <p><u>The Walnuts:</u></p> <p>13. The core requirements for the Walnuts Leisure Centre be approved as set out in 3.16 of this report so that officers can progress these plans through RIBA 3 and 4.</p> <p>14. The award of contract to Alliance Leisure Services for £820k, funded by the OPR's indicative budget for leisure centres, be approved to progress the Walnuts Leisure Centre Major Works Programme to RIBA 4 based on the core requirements laid out in this report.</p> <p>15. It be noted that the current estimate for the works contract for the Walnuts Leisure Centre, beyond RIBA stage 4, is contained in the Part 2 report. Following conclusion of RIBA stage 3, a subsequent report will be brought forward detailing more accurate costs for the works.</p> <p>16. Authority be delegated to the Director for Housing, Planning, Property and Regeneration, in consultation with the Portfolio Holder, to resolve any ancillary legal matters at the Walnuts arising from the developments up to RIBA stage</p>

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8	<b>ADOPTION OF THE BROMLEY TOWN CENTRE SUPPLEMENTARY PLANNING DOCUMENT</b>	<ol style="list-style-type: none"> <li>1. The Bromley Town Centre Supplementary Planning Document (shown at Appendix 1) be adopted as a local development document, subject to any further minor changes (e.g. related to formatting or mapping) prior to adoption.</li> <li>2. Officers be authorise to write to the Secretary of State for Levelling Up, Housing and Communities to request that the Bromley Town Centre Area Action Plan is revoked, as per the provisions of section 25 of the Planning and Compulsory Purchase Act 2004.</li> </ol>
9	<b>OUR BROMLEY MAGAZINE</b>	<ol style="list-style-type: none"> <li>1. It be agreed that the Council produces a regular paper magazine called 'Our Bromley' three times a year to be distributed to all residents. There is flexibility to move to four editions a year, but for the moment, three is recommended as a more viable option.</li> <li>2. It be noted that the financial implications are envisaged to be cost neutral, with the total expected spend of £180k over three issues, at current prices, being anticipated to be covered by advertising revenue.</li> <li>3. It be noted that after a period of a year, there will be a review on the impact of the publication before continuing in future years.</li> <li>4. The change of name of the Council's e-mailed newsletter for residents from 'Update' to 'Our Bromley' be noted.</li> </ol>
10	<b>CONSIDERATION OF ANY OTHER ISSUES REFERRED FROM THE EXECUTIVE, RESOURCES AND CONTRACTS</b>	None.

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	<b>POLICY DEVELOPMENT AND SCRUTINY COMMITTEE</b>	
11	<b>LOCAL GOVERNMENT ACT 1972 AS AMENDED BY THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006 AND THE FREEDOM OF INFORMATION ACT 2000</b>	Executive agreed to move to Part 2.
	<b>EXEMPT MINUTES OF THE MEETING HELD ON 20 SEPTEMBER 2023</b>	Exempt minutes confirmed.
	<b>PART 2: CHURCHILL THEATRE &amp; CENTRAL LIBRARY BUILDING, HIGH STREET, BROMLEY BR1 3UH</b>	The Executive agreed the recommendations outlined in the report.
	<b>PART 2: RELOCATION OF CENTRAL LIBRARY</b>	The Executive noted the Part 2 information.
	<b>PART 2: LEISURE CENTRE MAJOR WORKS</b>	The Executive agreed the recommendations outlined in the report.

The meeting ended at 7.42 pm.

*Philippa Gibbs  
Democratic Services  
19/10/23*