
Decision Maker: EXECUTIVE FOR PRE-DECISION SCRUTINY BY THE
RENEWAL AND RECREATION POLICY DEVELOPMENT AND
SCRUTINY COMMITTEE

Date: Wednesday 5th July 2017

Decision Type: Non-Urgent Executive Key

Title: OPPORTUNITY SITE G – DEVELOPMENT AGREEMENT AND
LEASE

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Chief Officer: Executive Director of Environment & Community Services

Ward: Bromley Town;

1.0 Reason for report

- 1.1 This report links to the associated report to be considered under Part 2 proceedings at the meeting.
- 1.2 On 8th February 2017, the Executive approved the selection of Countryside Properties (UK) Ltd as the preferred development partner for the next phase of development of Opportunity Site G following a competitive procurement process. Based on the successful development submission officers have been negotiating the detailed terms of the proposed development agreement and lease for the development. This report sets out the terms for the development agreement and lease and seeks the Executive's approval to these terms. Once the agreement has been exchanged a binding agreement to grant the lease, subject to the fulfilment of certain conditions, will exist.

2.0 RECOMMENDATION(S)

- 2.1 This is a part 1 report providing a brief summary of the purpose of the related report to be considered under part two proceedings

- 2.2 In the Part 2 report the PDS Committee is requested to scrutinise the proposed decision by the Executive and The Executive is recommended:
- i. To consider any objections received from the public as a result of the advertisement of the proposal to dispose of a small area of public open space.
 - ii. To approve the terms of the proposed development agreement and lease as set out in this report and to give authority to enter into the development agreement.
 - iii. To delegate authority to the Director of Corporate Services, with the agreement of the Executive Director of Environment and Community Services and the Director of Finance to agree any further [non-material] variation in the detailed terms.
 - iv. Delegate authority to the Portfolio Holder for Renewal & Recreation to approve the consultation draft masterplan to enable officers to undertake a six week public consultation. The results of the masterplan consultation will be reported back to the Executive for consideration and approval.
 - v. Agree that quarterly updating reports should be submitted to the Executive.

Impact on Vulnerable Adults and Children

1. Summary of Impact: Not Applicable
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Corporate Policy

1. Policy Status: Existing Policy:
 2. BBB Priority: Quality Environment Vibrant, Thriving Town Centres Regeneration:
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Financial

1. Cost of proposal: Detailed within the related Part 2 report
 2. Ongoing costs: Non-Recurring Cost:
 3. Budget head/performance centre: Growth Fund, S106 Payment in Lieu and Renewal
 4. Total current budget for this head: Detailed within the related Part 2 report
 5. Source of funding: Unallocated balance of Growth Fund, S016 PIL and Renewal
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Personnel

1. Number of staff (current and additional): 5
 2. If from existing staff resources, number of staff hours:
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Legal

1. Legal Requirement: Statutory Requirement S123 of the Local Government Act 1972:
 2. Call-in: Applicable:
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Procurement

1. Summary of Procurement Implications: The Greater London Authority's London Development Panel (OJEU Notice 2012/S 69-113942) was used to select the preferred development partner.
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes

Summary of Ward Councillor's comments: Ward Councillors have met with representatives of Countryside Properties and it has been agreed there will be regular meetings held throughout the planning process. Issues raised included the need to incorporate an appropriate level of community facilities and other non-residential uses in the development.

3. IMPACT ON VULNERABLE ADULTS AND CHILDREN

3.1 Not Applicable

4. POLICY IMPLICATIONS, FINANCIAL IMPLICATIONS, PERSONNEL IMPLICATIONS, LEGAL IMPLICATIONS AND PROCUREMENT IMPLICATIONS

4.1 To be considered in the Part 2 Report

Non-Applicable Sections:	IMPACT ON VULNERABLE ADULTS AND CHILDREN
Background Documents: (Access via Contact Officer)	Drr17/037/2 - OPPORTUNITY SITE G - DEVELOPMENT AGREEMENT AND LEASE – PART 2 REPORT