

Decision Number: 51 (2014/15)

Portfolio Holder Executive Decision Statement

The Local Authority (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012

Subject: Property Investment Strategy – Acquisition of Property

Details of Decision taken

To endorse the acquisition by Sevenoaks District Council of the freehold interest in the Swanley Junction Working Men's Club

Reason for Decision

The availability for acquisition of the Working Men's Club provides an opportunity for a comprehensive redevelopment scheme incorporating existing council owned assets at Bevan Place Car Park and 16 High Street, Swanley to provide an attractive and modern gateway to Swanley Town Centre.

The acquisition supports the Property Investment Strategy approved by Cabinet on 10th April 2014 authorising the acquisition of property assets in order to deliver increased revenue income.

All Documents considered:

A report recommending the acquisition is attached and an independent valuation of the property prepared by Stiles Harold Williams, Chartered Surveyors, was also considered.

Details of any alternative options considered and rejected by the Member when making the Decision:


A 'Do Nothing' Option was considered and rejected

Equality Impacts (Consideration of impacts under the Public Sector Equality Duty)

Question	Answer	Explanation / Evidence
a. Does the decision being made or recommended through this paper have potential to disadvantage or discriminate against different groups in the community?	No	The project supported by this decision will make improvements to local communities and make a positive contribution to Equalities: The development of a modern and attractive gateway to Swanley town centre will enhance the local environment and act as a catalyst for further investment in the regeneration of Swanley.
b. Does the decision being made or recommended through this paper have the potential to promote equality of opportunity?	Yes	The inclusion within the redevelopment proposals of a range of affordable housing will increase housing opportunities for disadvantaged local people

(For Democratic Services use)

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Question	Answer	Explanation / Evidence
c. What steps can be taken to mitigate, reduce, avoid or minimise the impacts identified above?		Not Applicable
Local Member (s), other Portfolio Holders and/or Directors/Heads of Service Consulted The Leader of the Council, Portfolio Holder for Community & Economic Development Chief Executive Chief Officer Communities & Business Chief Finance Officer Chief Officer Legal & Governance Chief Officer Environmental and Operational Services Head of Economic Development & Property		
Details of any conflicts of interest a) declared by any executive member who is consulted by the Decision Taker None b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict Not Applicable		
Decision taken by:	Portfolio Holder for Finance & Resources	
Signed by Portfolio Holder		
Date of Decision	16 th January 2015	
Record made by:	Head of Economic Devt & Property	
Date of record:	16 th January 2015	