

Item 6 (a) - 27-37 High Street, Swanley redevelopment

The attached report was considered by the Cabinet, and the relevant minute extract is below.

Cabinet (15 October 2020, Minute 129)

The Improvement & Innovation Portfolio Holder presented the report which sought approval: to redevelop 27-37 High Street, Swanley, to provide a new business hub and 17 residential units; for the project to be established within the Capital Programme; and for the project to proceed. The Strategic Head of Property & Commercial outlined the proposals once more for the benefit of Members.

The Portfolio Holder advised that Advisory Committee had considered the same report and recommended it for approval.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Council that

- a) the redevelopment of 27-37 High Street, Swanley, as outlined in the report, to provide a new business hub and 17 residential units at an estimated total project cost of £5,624,039 as set out in Table 1 to the report, be approved;
- b) the project be funded by
 - i. capital receipts from the sale of units in the scheme, estimated to be c. £4,134,039;
 - ii. £1,490,000 from the Getting Building Fund (GBF) administered by the South East Local Enterprise Partnership (SELEP), noting that the SELEP Accountability Board will only make a decision on this match funding on the 20 November 2020 and thus approval to proceed with the project is conditional on SELEP finally awarding the GBF grant; and
 - iii. the £375,000 vired in August 2020 be transferred back to the Property Investment Strategy from this project.
- c) authority be delegated to the Strategic Head of Property and Commercial in consultation with the Head of Legal and Democratic Services and the Chief Officer Finance and Trading, to enter into necessary contracts to facilitate the development and construction of the proposed scheme in accordance with the Council's Contracts Procedure Rules.