

Notice to comply with paragraph 13 (4) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

RECORD OF EXECUTIVE (RECORDABLE) DECISIONS MADE BY OFFICERS

It is the responsibility of each department to keep a central record of these decisions and forward this to Committee Services to be published.

The record must be kept in the following form and forwarded to Committee Services at the end of each week.
(Julia Leavey - [email: julia.leavey@basingstoke.gov.uk](mailto:julia.leavey@basingstoke.gov.uk))

Date of decision	Decision taken	Reasons for decision	Options considered	Any conflict of interest declared by a Cabinet member consulted	Details of any dispensation granted to the member by the Chief Executive
28 th November 2021	<p>The Executive Director of Corporate Services (S151 Officer) under delegated powers, and in consultation with the Cabinet Member for Finance and Major Projects, has taken the decision to:</p> <ol style="list-style-type: none"> 1. Approve the simple lease regearing of the Winklebury Way site and premises to accommodate modern leasing provisions, a widened user clause and to improve the council's rental growth prospects. 2. Approve the surrender and regrant of a new 150 year Lease of the demised premises to the current headlessee. 3. Delegate authority to the Head of Law and Governance in consultation with the Head of Property and Assets to agree the final form of legal documents to enable the 	<p>The proposal and recommendations will improve the performance of the asset, with the ground rent immediately improving on granting a new ground lease, on modernised terms with improved rental growth prospects an increase in capital value.</p> <p>The recommendations in this report support the:</p> <ul style="list-style-type: none"> • Annual Property Plan; • The council's Economic Masterplan for Basingstoke 2033; • The Council Plan 2020– 2024 • The MTFs through an increase in income and Capital Value of the site. 	<ul style="list-style-type: none"> • Do Nothing • Acquire the head leasehold interest • Lease Restructure (Recommended by Officers) 	N/A	N/A

	<p>recommendations 1-2 to be put into effect.</p> <p>4. Further delegate authority to the Head of Property and Assets in consultation with the Executive Director of Corporate Services (S151 Officer) and the Cabinet Member for Finance and Major Projects to agree any alternative legal structure provided the financial terms of deal and the risk to the council does not materially change.</p>				
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Date

28 November 2021

Name

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Signature