

CABINET

Meeting held on Tuesday, 8th January, 2019 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr K.H. Muschamp, Deputy Leader

Cllr Barbara Hurst, Planning and Economy Portfolio Holder
Cllr G.B. Lyon, Corporate and Democratic Services Portfolio Holder
Cllr M.L. Sheehan, Operational Services Portfolio Holder
Cllr P.G. Taylor, Customer Experience and Improvement Portfolio Holder
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **21st January, 2019**.

67. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 11th December, 2018 were confirmed and signed by the Chairman.

68. **RUSHMOOR COMMUNITY LOTTERY –**

(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. DSP1901, which set out a review of the Rushmoor Community Lottery, following the first year of operation.

Members heard that the Lottery had been operating since July, 2017 and had raised over £33,000 for good causes. The Cabinet was informed that some proceeds from every ticket sold were transferred to the Community Fund and it was now proposed that a Community Forum should be established to consider funding applications made to the Community Fund. The Report set out the proposed composition of the Forum and it was confirmed that the application process would be reviewed after one year of operation.

In response to a question, it was confirmed that participating organisations would be encouraged to increase ticket sales and would be supported in doing this, if necessary.

The Cabinet RESOLVED that

- (i) the establishment of the Community Forum, as set out in Section 3 of Report No. DSP1901, be approved; and
- (ii) the Community Forum be authorised to allocate the Community Fund, in accordance with the arrangements set out in Section 3 of the Report.

69. **BUSINESS RATES - DISCRETIONARY GROWTH INCENTIVE RELIEF APPLICATION –**
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1901, which set out details of an application for discretionary rate relief, under the Council’s Discretionary Growth Incentive Relief Policy, from Hancock’s Restaurants Limited (Nos. 46 – 50 Kingsmead, Farnborough).

The Cabinet RESOLVED that 50% discretionary rate relief be awarded to Hancock’s Restaurants Limited for a period of twelve months.

NOTE: Cllr P.G. Taylor declared an interest in this item in respect of the proximity of the application address to his place of work. He remained in the meeting during the discussion on this item but did not take part in the voting thereon.

70. **EXCLUSION OF THE PUBLIC –**

RESOLVED: That, taking into account the public interest test, the public be excluded from the meeting during the discussion of the under mentioned items to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the items:

Minute Nos.	Schedule 12A Para. No.	Category
71, 72 and 73	3	Information relating to financial or business affairs

**THE FOLLOWING ITEMS WERE CONSIDERED
IN THE ABSENCE OF THE PUBLIC**

71. **ALDERSHOT REGENERATION - SITE ASSEMBLY –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. RP1901, which set out an update on the Cabinet’s previously agreed approach to the acquisition of properties in Aldershot town centre for reasons of regeneration.

The Report set out the latest position in relation to the assembly of sites in the town centre to enable a comprehensive redevelopment scheme to be brought forward. It was reported that good progress had been made to date in this respect and that negotiations were in progress to acquire the remaining properties. The Report referred to one particular property where meetings had been held between the current owner, the Leader of the Council and the Chief Executive, with a view to its acquisition by the Council. It was confirmed that, following further negotiations, the asking price was likely to be within the range set out in a recent valuation of the property. The Cabinet was requested to agree an upper limit to enable the Chief Executive, in consultation with the Major Projects and Property Portfolio Holder, to negotiate to acquire, by agreement, the property. It was further requested that, in the

event that the acquisition was not possible by agreement, the Corporate Manager – Legal Services, in consultation with the Chief Executive, should be authorised to commence the compulsory purchase of the property, at the appropriate time.

In discussing this matter, the Cabinet considered this to be a key site in the regeneration of Aldershot town centre. In answer to a question, it was confirmed that external funding that had been secured in relation to the regeneration of Aldershot town centre was at risk if there was delay to delivery timescales. It was considered that a delay would be inevitable if the Council opted to acquire the property through the compulsory purchase process. The Chief Executive drew Members' attention to the fact that the property had been valued between £1.2 million and £2.6 million, depending on the assumptions that were made. He also pointed out that, with reference to property values in Aldershot, it was unlikely that the Council would realise a return on this purchase and it was more probable that this would be written off as a contribution to the regeneration of Aldershot town centre going forward. The Cabinet expressed strong support for attempting to acquire the property by agreement and agreed an upper negotiation limit.

The Cabinet RESOLVED that

- (i) an upper limit of £2.6 million be approved, to allow the Chief Executive, in consultation with the Major Projects and Property Portfolio Holder, to negotiate and acquire, by agreement, the freehold of the property set out in Exempt Report No. RP1901;
- (ii) in the event that it was not possible to agree an acquisition value within the agreed parameters, the Corporate Manager – Legal Services, in consultation with the Chief Executive, be authorised to take necessary steps to commence the compulsory purchase of the property, at the appropriate time; and
- (iii) the requirement for a future variation to the Capital Programme, to enable the acquisition of all remaining properties set out in the Report, be noted.

72. PROPERTY INVESTMENT PURCHASE –
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. RP1902, which set out a proposal to acquire the freehold investment in a property, as part of the asset investment programme in the Council's Medium Term Financial Strategy.

The Report set out the details of the potential investment, including the current lettings, the projected rates of return and the rationale for the purchase. A recent condition survey had confirmed that the property was in a satisfactory state of repair. The Cabinet was supportive of the purchase and, taking all factors into account, considered it to be a sound investment for the Council.

The Cabinet

- (i) **RESOLVED** that

- (a) the purchase of the property, as set out in Exempt Report No. RP1902, be approved;
 - (b) the Executive Head of Regeneration and Property, in consultation with the Council's statutory officers and the Major Projects and Property Portfolio Holder, be authorised to conclude negotiations, subject to due diligence, for the freehold at a price up to the figure set out in the Report; and
- (ii) **RECOMMENDED TO THE COUNCIL** that approval be given to a variation of the Capital Programme, as set out in the Report, to reflect the purchase, including the relevant fees.

73. **APPLICATION FOR SECTION 49 REMISSION OF NON-DOMESTIC RATES –**
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered the Exempt Report No. FIN1902, which set out an application for the remission of non-domestic rates on the grounds of hardship.

Members assessed the application from Gharelu Grocery Store Limited, No. 18 Victoria Road, Farnborough, taking into account the evidence of financial hardship supplied and whether it was in the interests of local taxpayers to subsidise the business. The Cabinet took into account the nature and circumstances of the business and the availability of alternative facilities in the area. The Corporate and Democratic Services Portfolio Holder and the Principal Revenues and Benefits Officer had met to discuss the application in detail.

The Cabinet RESOLVED that 33% hardship relief be granted to Gharelu Grocery Store Limited for the period from 1st May, 2018 to 31st March, 2019.

NOTE: Cllr D.E. Clifford declared a prejudicial interest in this item in respect of his attendance at the store's opening ceremony and, in accordance with the Members' Code of Conduct, left the meeting during the discussion and voting thereon.

The Meeting closed at 7.40 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL
