

**Council – 14<sup>th</sup> January 2014**  
**Recommendation from Cabinet**  
**10<sup>th</sup> December 2013**

**Minutes of the meeting of Cabinet held at 2.00 pm. on 10<sup>th</sup> December 2013**

Present:

Cabinet Members: Councillor Mrs Lucas (Chair)  
Councillor D Chater  
Councillor G Duggins  
Councillor D Gannon  
Councillor A Gingell  
Councillor A Khan  
Councillor E Ruane

Deputy Cabinet Members: Councillor Caan

Non-voting Opposition Members: Councillor Andrews  
Councillor Blundell

Other Members: Councillors Clifford  
Councillor McNicholas  
Councillor Skipper  
Councillor Thomas

Employees (by Directorate):

Chief Executive's: M Reeves (Chief Executive), F Collingham, J Moore,  
J Venn

People: Brian Walsh (Executive Director)

Place: N Clews, D Cockroft, C Knight, R Moon

Resources: C West (Executive Director), C Forde, P. Jennings,  
M Salmon

Apologies: Councillors F Abbott, C Fletcher, J Innes, L Kelly,  
D Kershaw, R Lancaster, P Townshend

**Public business**

**RECOMMENDATION**

**99. Commercial Property – Ground Lease Disposals**

The Cabinet considered a report of the Executive Director, Place, which detailed the work of the Strategic Property Review Team in identifying a list of income producing

ground lease properties from within the commercial portfolio where there was an opportunity to either restructure leases to grow rental income, or dispose of the asset and use the capital receipt to pay off debt.

A corresponding private report detailing confidential financial matters was also submitted for consideration.

The Fundamental Service Review "Strategic Review of Property" A60 required the Council to save £3m per annum from its property portfolio by 2016/17. The targets could only be achieved by a combination of property solutions including rationalisation of operational property, optimisation of the commercial property portfolio and the disposal of some property assets.

**RESOLVED that the Cabinet recommends that Council:**

- 1) Approves the list of properties set out in Appendix 1 of this report for lease restructure or freehold disposal, subject to detailed terms being approved in accordance with the Council's constitution and in compliance with Section 123 of the Local Government Act 1972.**
- 2) Approves that the proceeds of any disposal be allocated to reduce debt servicing costs in accordance with the Council's Medium Term Financial Strategy, which provides that prudential borrowing should be repaid from capital receipts as they are generated.**
- 3) Approves that the savings realised through debt reduction are allocated against the savings targets for the Strategic Review of Property - Fundamental Service Review.**
- 4) Delegates authority to the Assistant Director - Property Asset Management, to approve the terms of the individual lease restructures and freehold disposals.**

(Meeting finished at 2.50 p.m.)