

RECORD OF DECISIONS
(in terms of Access to Information Rule 18)

CABINET
Thursday 20 December 2007

Present: Councillor Roy Bullock (Chairman)
Councillors Paul Barrington-King, Mrs Catherine Mayhew, James Scholes and Mrs Elizabeth Thomas.

Officers in Attendance: David Candlin, Head of Economic Development and Regeneration; Sean Clark, Head of Financial and Property Services; Nazeya Hussain, Head of Community and Corporate Planning; Richard Powell, Director of Services to the Community; Samantha Timms, Committee Administrator; Raymond Warren, Performance and Improvement Manager; Neil Weeks, Head of Legal Services; and Sheila Wheeler, Chief Executive.

DECISION NO.CAB115/07

NON-EXEMPT

PORTFOLIO:

PLANNING AND DEVELOPMENT

PORTFOLIO HOLDER:

Councillor Mrs Thomas

TITLE OF REPORT:

Regeneration – Development Partner Appointment
(071220/CAB002)

PRIORITY:

A1

DISCUSSION:

Members were reminded that in January 2007, a report was submitted to Cabinet that outlined the alternatives to enable the Council to take forward the revitalisation of Royal Tunbridge Wells, Southborough, Paddock Wood and Cranbrook.

In September 2007, a report was submitted that outlined the current position within the selection process and what the next steps were; in addition, a report was brought before Members that sought agreement to include the Town Hall being incorporated within the Development Partner process.

The stage II process in selecting a preferred development partner was outlined to Cabinet and highlighted terms for further negotiation.

Members were informed that a shortlist of six submissions was issued with stage II tender documentation on 26 July 2007. A formal return of documentation was on 26 October 2007.

On 26 July, the stage II tender documentation was issued to the parties and was returned on 26 October 2007. An analysis of the submissions was carried out prior to interviews that took place on 26 November, followed by meetings on 28 November with the parties. However, during the stage II process, three of the parties withdrew, leaving three parties having interviews on 28 November.

The Head of Economic Development and Regeneration informed Members that an exhibition with selected stakeholders was held.

Members then agreed to enter into exempt to discuss the scoring and evaluation of submissions.

DISCUSSION Cont./

Returning into the open discussion, Members, after taking into consideration all of the information provided by the parties, agreed that John Laing/Gladedale be selected as the Council's preferred development partner.

DECISION MADE:

- (1) That John Laing/Gladedale be selected as the Council's preferred development partner;
- (2) That officers, in consultation with the Leader, the Portfolio Holder for Planning and Development and the Corporate Services Portfolio Holder, enter into exclusive negotiation for a set period up to the end of June 2008 with the preferred developer with a view to agreeing a proposal for a long-term partnership;
- (3) That any future partnership arrangements provide a mechanism for the Council to benefit from the development process and not just from the sale of land and property under its control;
- (4) That the Council appoint relevant expert external advisors with the necessary experience to support the Council in negotiating with the preferred partner;
- (5) That Council receive the Cabinet report for information only; and
- (6) That a Council Briefing takes place prior to the next scheduled Council meeting dated 20 February 2008, updating Members on the Regeneration process.

REASONS FOR DECISION:

To select a development partner to meet the objectives of the Council.

Contact Officer: David Candlin, Head of Economic Development and Regeneration
Tel: 01892 554219 or e-mail: david.candlin@tunbridgewells.gov.uk

EXEMPT ITEM

LOCAL GOVERNMENT ACT 1972, SECTION 100A (4)

RESOLVED – It was proposed and seconded that, under Section 100A(4) of the Local Government Act 1972 and the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the item of business referred to below on the grounds that it may involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Act namely: -

DECISION NO. CAB116/07 Paragraph (3) - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Paragraph (4) - Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office-holders under, the authority.

DECISION NO. CAB116/07

EXEMPT

PORTFOLIO:

PLANNING AND DEVELOPMENT

PORTFOLIO HOLDER:

Councillor Mrs Thomas

TITLE OF REPORT:

Paragraphs 6.1 to 6.18 of the Regeneration – Development Partner Appointment (071220/CAB002)

PRIORITY:

Delivering high quality services to our customers

DISCUSSION:

As mentioned in decision CAB115/07, three parties withdrew during the stage II process; the three that withdrew were listed in the exempt report. The process that the Council adopted to stimulate opportunity and ideas had provided the parties with some difficulties.

Members were provided with more detailed information relating to each of the remaining three parties concerned and their overall final scoring; this was also set out in Section 6 Annex C of the exempt report. A comparative table between the three parties was also set out in Section 6 Annex B of the exempt report.

DECISION MADE:

As set out in decision CAB115/07 above.

REASONS FOR DECISION:

To select a development partner to meet the objectives of the Council.