

# ROYAL BOROUGH OF GREENWICH

## CABINET

THURSDAY, 19 MAY 2016 AT 6.30 PM

## MINUTES

### PRESENT:

#### Members:

Councillors Denise Hyland (Chair), Danny Thorpe (Vice-Chair), David Gardner, Averil Lekau, Chris Kirby, Maureen O'Mara, Denise Scott-McDonald, Jackie Smith and Miranda Williams

#### Officers

Chief Executive, Director of Finance, Director, Regeneration, Enterprise & Skills, Director of Children's Services, Director of Health & Adult Services, Senior Assistant Director of Community Services, Head of Regeneration, Principal Lawyer, and Democratic Services Manager

#### Item

#### No.

### 1 Apologies

Apologies for absence were presented on behalf of Councillor Sizwe James.

### 2 Urgent Business

The Chair agreed to consider items 6 and 7 (Sale of Covered Market and Spray Street Quarter Regeneration) as urgent items of business because the decisions could not wait until the next scheduled meeting of Cabinet without an increased risk that the planning longstop date, as now negotiated, would need to be pushed further back. This has the potential to delay the regeneration of the area.

The Chair stated that a decision was required to be taken in order to meet the programme for the completion of the legal agreements by June 2016 and in turn the next stages for the progression of the scheme.

### **3 Declarations of Interest**

#### **Resolved -**

That the list of Councillors' Membership, as Council appointed representatives, on outside bodies, joint committees and School Governing bodies be noted.

### **4 Minutes**

#### **Resolved -**

That the Minutes of the meeting of the Cabinet held on 20 April 2016 be agreed and signed as a true and accurate record.

### **5 School Place Planning and Capital Programme 2016- 19**

#### **Resolved -**

- a. That the demand for places in schools in the Royal Borough of Greenwich be noted.
- b. That the priorities for providing additional school places to 2018/19 and the allocation of funding, as set out in paragraph 8.2 of the report be agreed, subject to scheme and estimate reports, in line with the Leader's Scheme of Delegation and statutory consultation as required.

### **6 Sale of Covered Market and Spray Street Quarter Regeneration - Conditional Land Sale Agreement and CPO Indemnity Agreement. Authority to proceed with completion of Agreements**

The Chair agreed to consider items 6 and 7 (Sale of Covered Market and Spray Street Quarter Regeneration) as urgent items of business because the decisions could not wait until the next scheduled meeting of Cabinet without an increased risk that the planning longstop date, as now negotiated, would need to be pushed further back. This has the potential to delay the regeneration of the area.

The Chair stated that a decision was required to be taken in order to meet the programme for the completion of the legal agreements by June 2016 and in turn the next stages for the progression of the scheme.

In response to a question from the Leader of the Council, the Director of Regeneration, Enterprise and Skills confirmed that there would be open book accounting between the Council and the developer; and that there was a commitment to deliver 35% affordable housing.

**Resolved –**

- a. That the outcome of the negotiations with the preferred bidder in respect of the sale of the Plumstead Road Covered Market be noted.
- b. That it be agreed to delegate authority to the Director of Regeneration, Enterprise and Skills to enter into the Conditional Land Sale Agreement (CLSA) and Compulsory Purchase Order Indemnity Agreement (CPOIA) on the terms set out in the scope of the report (subject to the prior signing by the preferred bidders of a Company member's agreement for the Spray Street Quarter Limited Liability Company (SQ LLP)).
- c. That it be noted that the Council will publish a Voluntary Ex Ante Transparency Notice (VEAT) stating the Council's intention to enter the Conditional Land Sale Agreement (CLSA), and that this will be published within a week of the Cabinet's decision and it will need to run for 10 days before the Council can enter into the CLSA and CPOIA.
- d. That the information presented at Appendix I (agenda item 7) be considered in closed session as exempt information as defined in paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972 is likely to be made known and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.
- e. That it be agreed that the exempt information, presented at Appendix I (agenda item 7) is not subsequently released to the press or public.

**Exclusion of Press and Public**

That the press and public be excluded for the remainder of the meeting as exempt information as defined in paragraph 3 of Part I of Schedule 12A of the Local Government Act 1972 is likely to be made known; and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

**7 Sale of Covered Market and Spray Street Quarter Regeneration -  
Conditional Land Sale Agreement and CPO Indemnity Agreement.  
Authority to proceed with completion of Agreements: EXEMPT  
APPENDIX**

**Resolved -**

That the exempt information be noted.

The meeting closed at 6.05 pm

---

Chair