

RECORD OF OFFICER EXECUTIVE DECISION

State if decision exempt from publication (Yes, exempt from publication as it involves the disclosure of information as prescribed by paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended), relating to the financial or business affairs of any particular person (including the authority holding that information). and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Certain information may be exempt from publication if it falls under Schedule 12A of the Local Government Act 1972. However, these exemptions only apply so long as, in the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing it.

Date of Decision	13 November 2024
Name of Decision Maker and Job Title	Debbie Jackson, Executive Director of Growth, Planning and Housing
Status of the decision (e.g. by Executive Director in consultation with Portfolio Holder under the Constitution)	<p>Formal Cabinet Member Decision (Church Street Regeneration – Commercial Tenant Renegotiation)</p> <p>The decision was approved on 16 October 2020. The decisions approved as outlined in the report enabled the start of formal negotiations with the commercial property tenants at Site A, with the aim of achieving vacant possession of all commercial property interests in readiness for redevelopment.</p> <p>Decision - Church Street Regeneration - Commercial Tenant Renegotiation Westminster City Council</p>
Specific Delegation from Executive (Leader, Cabinet or Cabinet Member) / Committee	<p>Cabinet Member for Finance, Property and Regeneration:</p> <p>(a) authorises officers in consultation with the Executive Director of Finance and Resource to enter into formal negotiations, including offers of compensation where applicable, with the commercial property tenants on Sites A, with the view of obtaining vacant possession and where appropriate to acquire in consultation with the Executive Director of Finance and Resources, all relevant commercial property interests by agreement at open market value together with compensation where applicable , for which appropriate budgetary provisions have been made; and</p> <p>(b) authorises officers in consultation with the Executive Director of Finance and Resources to take any property asset management actions as may be necessary, including terminating, varying and/or granting new leases, to achieve vacant possession of commercial property interests on Site A.</p>
Other Consultees involved. (i.e. Director of Law & Finance)	<p>Decision approved by</p> <p>Head of Development</p> <p>Executive Director of Finance and Resources</p> <p>Internal Legal Advisor</p>

	Head of Asset Management
Material considered as part of the decision-making process. Include how best value achieved and equality objectives met (as appropriate)	[THIS MAY BE COVERED IN A REPORT WHICH CAN BE APPENDED TO THIS NOTICE, BUT IT MAY ALSO COVER OTHER MATERIAL]
Decision taken:	To approve occupation of no.69 Church St NW8 on a Tenancy at Will agreement until a full lease is forthcoming. The intended occupier is waiting to relocate from a Site A commercial unit (125-127 Church St) as part of a successful relocation plan for businesses impacted by the Site A development works. The tenancy at will becomes redundant once the full lease is agreed. Should negotiations break down the Tenancy at Will can be broken relatively swiftly.
Reasons for the Decision:	It is deemed reasonable to allow the existing occupier of commercial unit 125-127 Church Street, to have early access to the new unit (69 Church Street) prior to entering in to lease as this will allow the tenant to relocate stock whilst awaiting relocation. It also ensures we receive VP of the Site A unit without issue.
Risk Analysis:	Whilst the risk to Site A is minimal, any delay in getting VP of the Site A unit should be avoided.
Details of alternative options considered and rejected:	N/A
Conflicts of interest declared by any Executive Member/ other Member or officer consulted by the decision maker which relates to the decision:	
Dispensations Granted: (If any)	

I certify that this is a true record of the executive decision in relation to approve the issuing of a tenancy at will agreement for occupation of 69 Church St NW8 to Kasco Trading Limited.

Signed by the Decision Maker



Dated 13/11/2024

Name Debbie Jackson

Job Title Executive Director for Regeneration, Economy & Planning (REP)