

PROPOSED COMMERCIAL PROPERTY INVESTMENT STRATEGY

Councillor Bowles

Cabinet Member for Commercial Property and Regeneration

1. Purpose

- 1.1. This report invites Council to approve a Commercial Property Investment Strategy, and the proposals for its implementation. The Strategy has been developed to support the Council's commercial agenda to generate new streams of income to help offset the significant cuts in Government funding and to ensure sufficient finance is available to support the continued delivery of and investment in services to the local community.

2. Recommendation

2.1 That Council be recommended to:-

- (1) Approve the proposed Commercial Property Strategy described in the Cabinet report, including a capital fund of £100m to be met from borrowing from the Public Works Loans Board, and a revenue budget of £100k from the New Homes Bonus (NHB) Fund, both to be reimbursed, together with the objectives, investment criteria and governance arrangements set out in Appendix 2 (contained in the confidential section of this agenda).
- (2) Approve the necessary changes required to the current approved and operational borrowing limits as set out in the Treasury Management Strategy, in order to accommodate the increased prudential borrowing requirement as set out in this report.
- (3) Authorise the Chief Executive in conjunction with the Director with responsibility for finance, and after consultation with a Panel comprising the Leader and Deputy Leader of the Council, the Cabinet Member for Finance, Compliance and Resources and one Member to be nominated by the opposition groups represented on the Council, to approve expenditure within the overall limit of the Strategy, subject to them being satisfied with the business case and risk assessment.
- (4) Require the officers to bring annual reports to Cabinet, the Finance and Resources Scrutiny Committee and Council on the progress of the Strategy and also to provide whatever information might appropriately be included in the Quarterly Financial Digest.

3 Supporting Information

- 3.1 Attached as an Appendix is a copy of a report to be considered by the Finance and Services Scrutiny Committee and Cabinet on 5 and 6 September, 2017, respectively, setting out the rationale for the implementation of a Commercial Property Investment Strategy. The Strategy documents are included in the confidential part of the Council agenda.
- 3.2 All Members of the Council have been invited to a presentation to be given at the meeting of the Scrutiny Committee. Any comments from the Scrutiny Committee will be reported directly to Cabinet and subject to these, it is anticipated that Cabinet will make the above recommendations to Council. However should this not be the case,

then any changes to the recommendations will be reported orally at the Council meeting.

4. Resource Implications/Reasons for Decisions/Alternative Options

- 4.1** These are contained in the attached Appendices (in both the open and confidential parts of the Council agenda).

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Background documents: None.