

INDIVIDUAL CABINET MEMBER DECISION-MAKING

RECORD OF DECISION

PART A

<b>DETAILS OF REPORT</b> <i>(Officers to complete this section prior to issuing to cabinet member)</i>	
<b>Title of report</b>	Promoting a Vibrant, Sustainable Retail Estate Aligned to Local Need
<b>Decision-maker</b>	Cabinet Member for Finance, Modernisation and Performance
<b>Earliest date when decision can be taken</b>	12 June 2015
<b>Key decision – Yes/No?</b>	No
<b>Date published on forward plan</b>	N/a
<b>Date sent to cabinet member</b>	8 June 2015
<b>Recommendation</b>	<ul style="list-style-type: none"> <li>• To agree a clear and consistent definition of uses that are judged not to promote a vibrant, sustainable range of retail and service activities across the council's retail estate;</li> <li>• Estate managers to identify and enforce against these activities where they are in breach of lease User provisions;</li> <li>• User clauses in new lettings leases to exclude the prohibited uses and freedoms of change of use without landlords consent;</li> <li>• Wherever it is possible and prudent to do so, lease terms will seek to minimise negative environmental and health impacts of retail uses in council premises generally;</li> <li>• To refuse assignments to prohibited uses insofar as this is permissible under the leases and Landlord and Tenant legislation;</li> <li>• Conveyances of land in disposal cases (including the grant of long leases) to contain restrictions against the use of the land for any prohibited use;</li> <li>• To publish a Policy Statement setting out the above.</li> </ul>

**ORIGINATING AUTHOR'S DETAILS***(Officers to complete this section prior to issuing to cabinet member)*

Lead officer	Eleanor Kelly, Chief Executive
Report author	Matthew Jackson, Head of Property Asset Strategy Jeremy Pilgrim, Head of property Development
Contact Number	020 7525 1332 / 51133

**PART B***(Cabinet member to complete this section)***DECISION(S)**

As above plus

- To note the concentration of council owned shops on Southwark Park Rd + Market Place and the opportunity this offers for a more holistic approach to lettings.

**REASONS FOR DECISION**

As in report and in consideration of representations received from  
Cllr Leo Pollak

**ALTERNATIVE OPTIONS  
CONSIDERED**

As in report

**REPRESENTATIONS RECEIVED**

From Cllr Leo Pollak regarding concentration of council owned retail units on Southwark Park Rd + Market Place, prevalence of betting shops etc and opportunity for more holistic lettings policy.

**ADDITIONAL ADVICE RECEIVED**

None

**ANY INTERESTS DECLARED**

*Note: If the decision-maker has a prejudicial interest in the matter the report must be referred to the full cabinet for decision.*

*Please refer to the definitions of personal and prejudicial interests in the members' code of conduct. If members are still unsure as to whether an interest is personal or prejudicial they should contact the governance team for advice.*

None

## DECLARATION

~~I approve/reject the recommendations set out in the report.\*~~

~~or~~

~~I approved an alternative course of action set out in Part B.\*~~

~~or~~

~~I have referred this matter to the Full Cabinet for decision.\*~~

(\* - Please delete as appropriate)

Signed.......... Dated...12/6/15.....

Cabinet Member

Please return completed hard copy of the form to Ian Millichap, Constitutional Team, 160 Tooley Street, P O BOX 64529, London, SE1P 5LX – tel: 020 7525 7225 fax: 020 7525 7284.

### Seeking advice

You should seek advice from the relevant officer on a number of occasions:

- (a) If you wish to consider alternative options
- (b) If you are considering rejecting the proposals

Otherwise it is at your discretion when you should seek further advice and you should do so when you consider it appropriate.

