

**MAIDSTONE BOROUGH COUNCIL**

**POLICY AND RESOURCES COMMITTEE**

**MINUTES (PART I) OF THE MEETING HELD ON  
WEDNESDAY 23 MARCH 2016**

**Present:** Councillor Mrs Wilson (Chairman), and  
Councillors Mrs Blackmore, Brice, Chittenden, Cox,  
Ells, Garland, Mrs Gooch, Mrs Joy, McKay, McLoughlin,  
Naghi, Ross, Round and Mrs Stockell

**Also Present:** Councillors Perry and Mrs Ring

173. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Munford and Sargeant.

174. NOTIFICATION OF SUBSTITUTE MEMBERS

It was noted that Councillor Mrs Gooch was substituting for Councillor Munford and Councillor Ells was substituting for Councillor Sargeant.

175. URGENT ITEMS

There were no urgent items.

However, the Chairman advised that she did not intend to take Agenda Item 11 – Unauthorised Development Matrix as there was no direct financial issues arising out of the report that would need to be reported to the Committee and therefore the report should be referred to the next Communities, Housing and Environment Committee.

176. NOTIFICATION OF VISITING MEMBERS

Councillor Mrs Ring and Councillor Perry were present as Visiting Members. Councillor Perry indicated that he wished to speak on Agenda Item 11 – Unauthorised Development Matrix.

177. DISCLOSURES BY MEMBERS AND OFFICERS

There were no disclosures by Members or Officers.

178. DISCLOSURES OF LOBBYING

Councillor Brice indicated that she had been lobbied in regard to Agenda Item 11 – Unauthorised Development Matrix.

179. EXEMPT ITEMS

**RESOLVED:** That the items on Part II of the agenda be taken in private as proposed.

180. MINUTES OF THE MEETING HELD ON 17 FEBRUARY 2016

**RESOLVED:** That the minutes of the meeting held on 17 February 2016 be approved as a correct record and signed.

181. PRESENTATION OF PETITIONS (IF ANY)

There were no petitions.

182. QUESTIONS AND ANSWER SESSION FOR MEMBERS OF THE PUBLIC (IF ANY)

There were no questions from members of the public.

183. REPORT OF THE HEAD OF HOUSING AND COMMUNITY SERVICES - UNAUTHORISED DEVELOPMENT MATRIX

**RESOLVED:** That this item be referred to Communities, Housing and Environment Committee for consideration.

Voting: For: 15 Against: 0 Abstentions: 0

184. EXCLUSION OF THE PUBLIC FROM THE MEETING

**RESOLVED:** That the public be excluded from the meeting for the following items of business because of the likely disclosure of exempt information for the reason specified having applied the Public Interest Test.

**Head of Schedule 12A and Briefing Description**

Report of the Head of Finance and Resources – Maidstone House - First Floor

Paragraph 3 – Information re financial/business affairs

Report of the Head of Finance and Resources – To Consider a Property Acquisition

Paragraph 3 – Information re financial/business affairs

185. REPORT OF THE HEAD OF FINANCE AND RESOURCES - FIRST FLOOR MAIDSTONE HOUSE

Members considered the exempt report of the Head of Finance and Resources which sought approval to enter into negotiations with Capital and Regional on one of the leases that the Council has for Maidstone House – First Floor.

**RESOLVED:**

- (1) That the Council exercises the break clause in the lease for the first floor of Maidstone House;
- (2) That the Council takes a new lease from Capital and Regional as detailed in the exempt report;
- (3) That the Head of Finance and Resources is granted delegated authority to conclude negotiations with Capital and Regional;
- (4) That the Head of Mid Kent Legal Services is authorised to serve the notice and surrender the lease and agree a new lease with Capital and Regional;
- (5) That the Council agrees a lease with a partner as identified in the exempt report for a part of the first floor;
- (6) That the Head of Finance and Resources is granted delegated authority to conclude negotiations with the partner as detailed in the exempt report;
- (7) That the Head of Mid Kent Legal Services is authorised to complete the lease with the partner as detailed in the exempt report based on the terms agreed by the Head of Finance and Resources; and
- (8) That a further report on the Business Terrace is brought to this Committee in June.

Voting: For: 15 Against: 0 Abstentions: 0

186. **REPORT OF THE HEAD OF FINANCE AND RESOURCES - TO CONSIDER A PROPERTY ACQUISITION**

The Committee considered the exempt report of the Head of Finance and Resources regarding a property acquisition in connection with the redevelopment of The Mall.

**RESOLVED:**

- (1) That the draft Heads of Terms set out in Appendix 1 for the freehold acquisition of the property, as detailed in the exempt report of the Head of Finance and Resources, are agreed;

Voting: For: 12 Against: 0 Abstentions: 3

- (2) That the potential use of prudential borrowing is agreed as a method of financing the purchase;

Voting: For: 15 Against: 0 Abstentions: 0

- (3) That the Head of Finance and Resources is granted delegated authority to progress negotiations with the owner;

Voting: For: 15 Against: 0 Abstentions: 0

- (4) That a further report be brought to the April meeting of this Committee specifically to address the wider economic benefits;

Voting: For: 15 Against: 0 Abstentions: 0

- (5) That the establishment of a property company to hold the residential element of the property be agreed; and

Voting: For: 15 Against: 0 Abstentions: 0

- (6) That a task and finish group be considered by Policy and Resources Committee in the new municipal year for further consideration of a property holding company to advance its purpose for future property management or other purposes.

Voting: For: 15 Against: 0 Abstentions: 1

187. DURATION OF MEETING

6.32 p.m. to 7.45 p.m.