



NOTICE OF MEETING

The Executive Committee: Commercial Property

Tuesday 13 March 2018, 6.00 pm

**Board Room, Second Floor, Easthampstead House, Town Square,
Bracknell. - Easthampstead House, Town Square, Bracknell, RG12
1AQ**

To: The Executive Committee: Commercial Property

Councillor Heydon (Chairman), Councillor Bettison OBE (Vice-Chairman), Councillors D Birch and Brunel-Walker

ALISON SANDERS
Director of Resources

EMERGENCY EVACUATION INSTRUCTIONS

- 1 If you hear the alarm, leave the building immediately.
- 2 Follow the green signs.
- 3 Use the stairs not the lifts.
- 4 Do not re-enter the building until told to do so.

If you require further information, please contact: Hannah.Stevenson
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Published: 5 March 2018



The Executive Committee: Commercial Property
Tuesday 13 March 2018, 6.00 pm
Board Room, Second Floor, Easthampstead House, Town Square, Bracknell. - Easthampstead House, Town Square, Bracknell, RG12 1AQ

Sound recording, photographing, filming and use of social media at meetings which are held in public are permitted. Those wishing to record proceedings at a meeting are however advised to contact the Democratic Services Officer named as the contact for further information on the front of this agenda as early as possible before the start of the meeting so that any special arrangements can be made.

AGENDA

Page No

1. Apologies

2. Declarations of Interest

Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.

Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.

Any Member with an affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.

3. Minutes

To consider and approve the minutes of the meeting of the Executive Committee held on 26 September 2017.

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4. Urgent Items of Business

Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.

5. Exclusion of Public and Press

To consider the following motion:

That pursuant to Regulation 4 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2012 and having regard to the public interest, members of the public and press be excluded from the meeting for the consideration of item 6 which

involves the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:

- (3) Information relating to the financial or business affairs of any particular person.

NB: No representations have been received in response to the notice under regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

6. Commercial Property Investment Opportunity

To update the Executive Committee on possible investment opportunities previously considered and to highlight further opportunities for consideration.

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**EXECUTIVE COMMITTEE: COMMERCIAL
PROPERTY
26 SEPTEMBER 2017
5.28 - 5.55 PM**



Present:

Councillors Heydon (Chairman), D Birch, Brunel-Walker and Dr Barnard (Substitute)

Also Present:

Councillors McCracken and Turrell

Apologies for absence were received from:

Councillor Bettison OBE

10. Declarations of Interest

There were no declarations of interest.

11. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 18 July 2017 be approved as a correct record and signed by the Chairman.

12. Urgent Items of Business

The Chairman gave notice that he had agreed to the addition of an item of urgent business to the agenda for the meeting. The report concerned two further properties for discussion during agenda item 5 which hadn't been available prior to the meeting.

Exclusion of Public and Press

RESOLVED that pursuant to Regulation 4 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2012, and having regard to the public interest, members of the public and press be excluded from the meeting for the consideration of item 5 (minute 13) which involves the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:

- (3) Information relating to the financial or business affairs of any particular person (including the authority).

Executive Decision containing Exempt Information

The Executive considered the report submitted on the item listed below and the decisions taken are recorded in the decision sheets attached to these minutes and summarised below.

13. Commercial Property Investment Opportunity

The Chairman commented that a report on the Commercial Property Investment Strategy and the progress to date had been taken to the Overview & Scrutiny

Commission on the 21 September 2017. The feedback had been positive with the Commission praising and expressing their confidence in the strategy.

The report that had been provided to Overview & Scrutiny Commission was a summary of where the Commercial Property Investment Strategy was to date and contained information that had been previously reported through the Executive Committee. A copy of the summary would be circulated to the executive Committee Members for information.

RESOLVED that:

- i) progress to date in pursuing possible investment opportunities discussed at the Executive Committee meeting on 18 July 2017 be noted.
- ii) the investment opportunities identified in the exempt investment tracker attached to the agenda papers as properties 21, 22 and 23 be pursued subject to due diligence being undertaken.

CHAIRMAN

Bracknell Forest Council Record of Decision

Work Programme Reference	I066986
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1. **TITLE:** Commercial Property Investment Opportunity

2. **SERVICE AREA:** Resources

3. **PURPOSE OF DECISION**

To consider properties (if any) in which the Council may seek to invest, in accordance with the Commercial Property Investment Strategy.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive Committee: Commercial Property

6. **DECISION:**

That progress to date in pursuing possible investment opportunities discussed at the Executive Committee meeting on 18 July 2017 be noted.

That the investment opportunities identified in the exempt investment tracker attached to the agenda papers as properties 21, 22 and 23 be pursued subject to due diligence being undertaken.

7. **REASON FOR DECISION**

To enable the Executive Committee to monitor progress against the Council's aim of securing an additional £1m in revenue each year through investing in commercial properties.

8. **ALTERNATIVE OPTIONS CONSIDERED**

None, all actions are necessary to implement the Strategy.

9. **PRINCIPAL GROUPS CONSULTED:** Corporate Management Team and Executive Members

10. **DOCUMENT CONSIDERED:** Report of the Director of Resources

11. **DECLARED CONFLICTS OF INTEREST:** None

Date Decision Made	Final Day of Call-in Period
26 September 2017	3 October 2017

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TO: Executive Committee – Commercial Property
13 March 2018

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITIES **Chief Executive**

1 PURPOSE OF REPORT

- 1.1 To update the Executive Committee on possible investment opportunities previously considered and to highlight further opportunities for consideration.

2 RECOMMENDATIONS

- 2.1 **That the Executive Committee notes progress to date in pursuing possible investment opportunities and receives an update on newly identified opportunities for consideration.**

3 REASONS FOR RECOMMENDATIONS

- 3.1 To enable the Executive Committee to monitor progress against the Council's aim of securing an additional £1m in revenue each year from 2017/18 to 2019/20 through investing in commercial properties.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 None, all actions are necessary to implement the Strategy.

5 SUPPORTING INFORMATION

- 5.1 Following approval of the Commercial Property Investment Strategy in November 2016, the Council has completed the purchase of four properties at a total cost of £58m.
- 5.2 In order to help deliver the target level of additional net income of £3m, Council agreed in November 2017 to allocate up to an additional £30m for property purchases, bringing the overall sum available to £90m. The Committee will be presented at the meeting with up to date information in relation to two possible investment opportunities that came to our attention during February.
- 5.3 Following consultation, the Government issued revised guidance on investments and Minimum Revenue Provision in early February, which sit alongside CIPFA's Prudential Code. The guidance did not include a ban on investments outside an authority's area, which was included in the consultation document. It does, however, include a new requirement for councils to set out clearly in a Capital Strategy their approach to managing and investing in property and other assets.
- 5.4 The MRP guidance, which does not take effect until 2019/20, is unclear on whether its proposal to require MRP on all investment properties is to apply to such properties purchased before the effective date. Officers are liaising on this with our retained capital and treasury advisors and more information will be provided as the position becomes clearer.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 There are no specific legal implications arising from this report.

Borough Treasurer

- 6.2 The Commercial Property Investment Strategy is a key element in the Council's Transformation Programme and is intended to realise net additional income of £3m by 2019/20.

Equalities Impact Assessment

- 6.3 There will be no impact on specific groups arising from this report.

Strategic Risk Management Issues

- 6.4 Commercial investment, by its nature, cannot be risk free. The proposed approach is intended to strike a balance between minimising the Council's risk exposure while allowing it to generate significant additional income to help bridge the gap in the budget resulting from reduced government funding.

Other Officers

- 6.5

7 CONSULTATION

Principal Groups Consulted

- 7.1 None

Method of Consultation

- 7.2 Not applicable

Representations Received

- 7.3 None

Background Papers

Annex A – Investment Tracker (to follow)

Contacts for further information

Timothy Wheadon, Chief Executive – 01344 355609
Timothy.wheadon@bracknell-forest.gov.uk

Stuart McKellar, Borough Treasurer, Corporate Services – 01344 352180

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Steven Caplan, Chief Officer: Property, Corporate Services – 01344 352474
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