



Notice of forthcoming key decisions and/or decisions to be taken in private

Local authorities are required to publish a Notice of Key Decisions and/or of their intention to hold a meeting of the Executive (the Cabinet) in private at least 28 clear days before the meeting. This notice sets out key decisions and/or decisions to be taken in private at the meeting of the Cabinet on the date below, which have not been included in previously published statutory notices (the Forward Plan). In accordance with Part 2, Regulation 5, of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the Chair of the Overview and Scrutiny Committee has been consulted and has agreed that the item is urgent and cannot reasonably be delayed.

Issue	Plot 21, Terminus Road, Chichester
Decision taker	Cabinet
Date of meeting	12 Jul 2016
Key decision reason (if appropriate)	
Reason for exemption (if appropriate)	<p>Cabinet have previously approved a budget for the demolition of the existing building and redevelopment of this site with a single unit, subject to a pre-let agreement being in place before the new unit is built. Unfortunately, marketing of the site has failed to secure such a pre-let agreement.</p> <p>However, an offer has been received from a developer proposing to take a long lease of 150 years subject to a development agreement and annual ground rent for a five unit speculative industrial scheme.</p> <p>An independent market overview report from Henry Adams suggests there is a good demand for such units. Cabinet is being advised to proceed on this basis.</p> <p>However, the report not only includes financial details of the offer, but also details of the Council's approved budget which should not be available publicly in case it would be of assistance to would-be developers in tendering for the construction work.</p>
Reason for urgency	There is a risk that the offer would be withdrawn if a decision is delayed



DIANE SHEPHERD
Chief Executive
4 April 2016