

## Record of Delegated Executive Decision(s)

### 1. Subject of decision

**Acquisition of 88 Bedford Street and the Unit to the rear of the Co-op on Rudyerd Street in North Shields to facilitate a new Transport Interchange as part of the North Shields Masterplan**

### 2. Name and Title of Decision Maker

Paul Hanson, Chief Executive

### 3. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None.

### 4. Executive summary

On 25<sup>th</sup> January 2021, Cabinet approved the Masterplan for the Regeneration of North Shields.

At the meeting, Cabinet granted delegated authority to various officers to progress the delivery of the Masterplan including the acquisition of property interests for those projects identified within the Masterplan. It is accepted that delegated authority should rest and be exercised by the Chief Executive as the single named officer of the Authority in consultation with the other named officers and members.

This report seeks delegated approval for the acquisition and demolition of 88 Bedford Street and the Unit to the rear of the Co-op at 78-79 Rudyerd Street (also known as Unit 6 Beacon Centre) including the Service Yard to enable development of the new Transport Interchange for North Shields.

### 5. Alternative Options considered

As set out in the 25<sup>th</sup> January 2021 Cabinet report, these premises are required for the Authority's Transport Interchange. The Cabinet report provides detailed justification that this acquisition from a willing seller avoids a more costly and time-consuming route of compulsory purchase which would jeopardise the viability of the Transport Interchange.

## 6. Decision(s)

In accordance with the delegation provided by the Cabinet Report of 25<sup>th</sup> January 2021, it is recommended that the Chief Executive in consultation with the Director of Resources, the Director of Regeneration, the Mayor, the Deputy Mayor and the Cabinet Member for Finance and Resources is authorised to:

- (1) Complete the acquisition of the property as detailed in this report in accordance with the Authority's financial regulations and applicable legislation;
- (2) Agree minor amendments to the final terms and conditions of acquisition as considered appropriate;
- (3) Deal with all ancillary matters arising that are consistent with the preceding recommendations;
- (4) Proceed with the demolition of the properties in accordance with the associated delegated decision published on 23<sup>rd</sup> April 2021 with the appointed Construction Partner responsible for demolition and the subsequent development of the Transport Interchange.

## 7. Reasons for the Decision(s)

As set out in the 25<sup>th</sup> January 2021 Cabinet report, the site is required for the Authority's Transport Interchange. The Cabinet report provides detailed justification that this acquisition avoids a more costly and time-consuming route of compulsory purchase which would jeopardise the viability of the Transport Interchange. The acquisition is also a Special Interest Purchase in that the Interchange is only possible on this specific piece of land owing to its adjacency with the Metro Station.

## 8. Date Decision Made

24<sup>th</sup> September 2021

## 9. Is this decision subject to call-in and if so expiry date of call-in period

Yes, the call-in period expires at 5.00pm on Friday 1 October 2021

## 10. Date of Publication

24 September 2021

## 11. Implementation Date (if decision not called in)

After 5.00pm on 1 October 2021