

[REDACTED]

From: Jane Williams (Communications)
Sent: 10 February 2020 15:14
To: Richard Samuel (Cllr)
Subject: FW: Grovesnor Place Inside Housing media request

Sorry Richard I meant to check this with you at the meeting – are you ok with it?

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From: Jane Williams (Communications)
Sent: 07 February 2020 11:40
To: Richard Samuel (Cllr)
Subject: Grovesnor Place Inside Housing media request

Hi Richard

[REDACTED] from Inside Housing is asking for a comment about Grovesnor Place, based on the call in decision. Are you ok with the following:

Richard Samuel, deputy Leader of Bath & North East Somerset Council said: "This has been a long-running matter which we want to see resolved. My decision was called in for further scrutiny and I welcomed the opportunity to explain and review the background to this decision at the meeting. While the council already owns the freehold to this property, Guinness Housing Association owns the leasehold which has 39 years remaining. Guinness Housing Association could sell this on the open market to an interested party. However, the council has been given the opportunity to secure the leasehold. Buying this combined with the freehold it already owns would then enable the council to carry out a full property appraisal on the asset and decide the building's future."

Hi [REDACTED] here's the information on our website:

The revised decision is not a subject to Call In.

A decision by Cabinet Member for Resources, Council Leader has been published: Surrender of Lease and Payment of Reverse Premium - 23 Grosvenor Place, London Road, Bath

Decision:

On 27th January 2020 it was resolved the original decision made on 13th December stands, and that Cabinet Member for Resources, in consultation with Council Leader acknowledged the recommendations made by the Corporate PDS Panel on 13th January 2020 and agreed:

1. That consideration will be given to ways in which the transparency of property related decisions can be improved, within the limits of commercial confidentiality, and this will be reported to the Cabinet.
2. The future options for Grosvenor Place will be examined as quickly as possible and a business case for the preferred option will be placed before the Cabinet for approval. The case for any ring fencing of a capital receipt to be reinvested in future social housing schemes will be included in the options appraisal.
3. Discussions will be held with Guinness on reinvestment within B&NES of any receipt they receive as part of the appraisal above.
4. The Council is already in the process of reviewing its Estates, Construction, Maintenance and Facilities Management functions to ensure they deliver the Council's new Corporate Priorities as effectively as possible. This review will be completed as soon as practically possible.

This decision has been Called In, and on 13th January 2020 Corporate PDS Panel held the Call-In meeting. The Panel upheld the Call-In and made the following recommendations:

- i) Whilst understanding the needs of commercial sensitivity a process should be sought to increase transparency, including allowing a member from each political group access to exempt information so that the decision-making process is more transparent.
- ii) Ring fence a percentage of the incoming capital receipt from this decision for future social housing in Bath & North East Somerset. A percentage of 50% or thereabouts is recommended.
- iii) Encourage the Guinness Housing Association through negotiations to spend the reverse premium on social housing in Bath & North East Somerset.
- iv) In view of comments made to the Panel about the Property Services department in relation to other parts of the Council, a review of the Property Services department be undertaken to allow for a refinement to its decision making processes to ensure better democratic accountability and transparency in the future.

On 13th December 2019 the Cabinet Member made the decision where he agrees to authorise approval to surrender the tenant's lease dated 2nd February 1993 between Bath City Council and the tenant for a term expiring 1 February 2058.

Subject to the following conditions:

- Vacant possession
- The tenant using best endeavours to provide vacant possession at the earliest opportunity.
- Payment of a reverse premium by BANES to the tenant on completion of the surrender

You can view this decision using the link: [Decision details on public web site](#)

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