

Delegated Decision Notice

This form is the written record of a key, significant operational or administrative decision taken by an officer.

Decision type	<input type="checkbox"/> Key Decision	<input checked="" type="checkbox"/> Significant Operational Decision	<input type="checkbox"/> Administrative Decision
Approximate value	<input type="checkbox"/> Below £500,000 <input type="checkbox"/> £500,000 to £1,000,000 <input type="checkbox"/> over £1,000,000	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000 <input type="checkbox"/> £100,000 to £500,000 <input checked="" type="checkbox"/> Over £500,000 Sits under previous key decision	<input type="checkbox"/> below £25,000 <input type="checkbox"/> £25,000 to £100,000
Director¹	Martin Farrington – Director of City Development		
Contact person:	Neil Brearley	Telephone number: 07891 278337	
Subject²:	To award the selected offeree, Stack, as the preferred bidder to lease part of the Kirkgate outdoor market to build and operate a container offer.		
Decision details³:	<p>What decision has been taken? (Set out all necessary decisions to be taken by the decision taker including decisions in relation to exempt information, exemption from call in etc.)</p> <p>a) The Director of City Development has agreed to select 'Stack' as the preferred bidder to develop the container park on the outdoor market based on their proposal for the site and rental income offer.</p> <p>b) A further delegated report will be provided in due course which will seek approval for the terms of the agreement with 'Stack'.</p> <p>A brief statement of the reasons for the decision (Include any significant financial, procurement, legal or equalities implications, having consulted with Finance, PACS, Legal, HR and Equality colleagues as appropriate)</p> <p>Attempts have been made to increase the number of traders on the outdoor market but these incentives have failed to significantly increase trader occupancy.</p> <p>Leeds City Council has been approached on a number of occasions by various food and beverage operators over looking for suitable sites in the city centre.</p>		

¹ Give title of Director with delegated responsibility for function to which decision relates.

² If the decision is key and has appeared on the list of forthcoming key decisions, the title of the decision should be the same as that used in the list

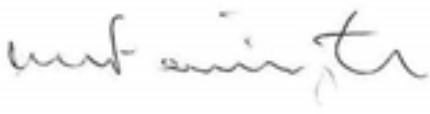
³ Simply refer to supporting report where used as these matters have been set out in detail.

	<p>Kirkgate Market has always been the most desirable space owing to its links within the City.</p> <p>Three offers were made to the Council following a robust marketing and top and final offers strategy to find an operator. Although all offers were strong in their own right, the offeree with the best fit, aligned purpose and rental income offer is 'Stack'.</p>
	<p>Brief details of any alternative options considered and rejected by the decision maker at the time of making the decision</p> <p>Given the financial pressures the Council faces and the overriding context of continuing reductions in open market traders locally, regionally, and nationally there are no obvious alternatives other than to do nothing, which would result in a continued managed decline of the open market and further challenges around income.</p> <p>Consideration has also been given to alternative uses of the site. This has been discounted due to the view that retaining an element of open market provision provides important retail activity whilst also complementing the indoor market. This also reflects the Council's ongoing commitment to the Leeds Kirkgate Market as a whole.</p>
Affected wards:	Little London and Woodhouse
Details of consultation undertaken⁴:	<p>Executive Member</p> <p>Cllr Pryor - Deputy Leader of the Council and Executive Member for Economy, Culture and Education.</p> <p>Cllr Coupar- Deputy Leader of the Council and Executive Member for Resources</p> <hr/> <p>Ward Councillors</p> <p>Little London and Woodhouse</p> <hr/> <p>Chief Digital and Information Officer⁵</p> <hr/> <p>Chief Asset Management and Regeneration Officer⁶</p> <hr/> <p>Others</p>

⁴ Include details of any interest disclosed by an elected Member on consultation and the date of any relevant dispensation given.

⁵ See Officer Delegation Scheme (Executive Functions) CDIO must be consulted in relation to all matters relating to the Council's use of digital technology

⁶ See Officer Delegation Scheme (Executive Functions) CAMRO must be consulted in relation to all matters relating to the Council's land and buildings.

Implementation	Officer accountable, and proposed timescales for implementation Neil Brearley – Senior Land and Property Officer - To be implemented immediately.
List of Forthcoming Key Decisions⁷	Date Added to List:-
	If Special Urgency or General Exception a brief statement of the reason why it is impracticable to delay the decision
	If Special Urgency Relevant Scrutiny Chair(s) approval Signature _____ Date _____
Publication of report⁸	If not published for 5 clear working days prior to decision being taken the reason why not possible:
	If published late relevant Executive member's approval Signature _____ Date _____
Call In	Is the decision available ⁹ for call-in? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	If exempt from call-in , the reason why call-in would prejudice the interests of the council or the public:
Approval of Decision	Authorised decision maker ¹⁰ Martin Farrington – Director of City Development
	Signature _____ Date 22 March 2024 

⁷ See Executive and Decision Making Procedure Rule 2.4 - 2.6. Complete this section for key decisions only

⁸ See Executive and Decision Making Procedure Rule 3.1. Complete this section for key decisions only

⁹ See Executive and Decision Making Procedure Rule 5.1. Significant operational decisions taken by officers are never available for call in. Key decisions are always available for call in unless they have been exempted from call in under rule 5.1.3.

¹⁰ Give the post title and name of the officer with appropriate delegated authority to take the decision.