

RECORD OF EXECUTIVE DECISION

Date	Decision Maker	Decision	Reason(s) for Decision	Alternative Options Considered	Conflicts of Interest Declared (and Dispensations granted by the Monitoring Officer)	Consultation with relevant Ward Member(s) Yes/No	Subject to Call-in? Yes/No
2 nd September 2025	Leader of the Council	In relation to the allocation of funds for year 2 of the High Street Accelerator Fund (HSA), the Leader of the Council agrees the following: a) To approve the allocation of £30,000 from the High Street Accelerator fund to secure an 18-month lease of a retail property in Dovercourt High Street. b) To grant a licence to occupy to a new start-up business and fund the project costs including the rent for the duration of the lease including planning fees where applicable, legal fees and	The proposed 18-month lease will enable the Town Partnership, in association with the Council, to introduce a new business to the High Street, enhancing the retail mix and supporting a new or growing business. The Property is a freehold property and is owned by a private limited company, who was approached via an estate agent appointed by the Council. The Freeholder has agreed to grant the Council an 18-month lease under which the Council will grant a licence to occupy the Property to a new start-up business for a period of 12 months. Two months prior to the expiry of the lease, it will be for the Freeholder to decide if it wishes to grant a new lease of the Property to the new start-up business. If so, upon expiry of the 18-month lease the Council will not request a new lease of the	To put the funds into alternative projects in Dovercourt High Street that would not be deemed as impactful ongoing. To return the funds to the Ministry of Housing, Communities and Local Government (MHCLG) and not support the regeneration of Dovercourt High Street.	Note: As the Portfolio Holder for Economic Growth, Regeneration and Tourism is a core member of the High Street Accelerator Partnership, decision making for this project has been delegated by Cabinet to the Leader of the Council	No N/A	Yes

		minor refurbishments to the unit. Previous Decisions: Issue details - Terms for the lease of a shop property in Dovercourt Decision - High Street Accelerator Pilot Decision - Cabinet Members' Items - Report of the Economic Growth, Regeneration & Tourism Portfolio Holder - A.3 - Progress with Town Centre Regeneration through the Clacton Long Term Plan for Towns and Dovercourt High Street Accelerator Decision - Executive Decision High Street Accelerator (HSA) Yr 1 and Yr 2	Property and this project will deemed to be completed. If the business is unsuccessful, the Council will either open the opportunity up to a reserve business or offer the premises for community use until the end date of the lease. The original deadline for committing these funds was March 31 2025, this was then extended to June 30, 2025 but flexibility on the timeline has now been granted by the Ministry of Housing, Communities and Local Government (MHCLG). We corresponded with MHCLG recently and received a reply on 15th August 2025 to confirm they are happy for the projects to continue and on the 28th August 2025 a further response was received: <i>'Many thanks for your patience and sending through your procurement plans to allocate the remaining programme spend.</i>				
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			<i>I am pleased to confirm that we are happy for you to commit the rest of the funding as long as the work represents value for money and the funding is defrayed in this financial year (ideally this calendar year).'</i> The Economic Growth and Leisure Team at the Council will monitor that the terms of the lease are complied with, by the Council and the new start-up business, through its licence.				
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URGENT DECISIONS ONLY (If non-urgent go to “Agreement to Decision” below):-

GENERAL EXCEPTION APPLIES? (Rule 14 Access to Information Procedure Rules)	YE S/ NO	If yes, has at least 5 clear days notice been given to the Chairman of the relevant overview and scrutiny committee?	YES/NO
SPECIAL URGENCY APPLIES? (Rule 15 Access to Information Procedure Rules)	YE S/ NO	If yes, has the Chairman of the relevant overview and scrutiny committee's consent been obtained?	YES/NO
EXEMPTION FROM CALL-IN APPLIES? (Rule 18i Overview and Scrutiny Procedure Rules)	YE S/ NO	If yes, has the Chairman of the relevant overview and scrutiny committee's consent been obtained?	YES/NO
URGENT & OUTSIDE BUDGET OR POLICY FRAMEWORK? (Rule 6 Budget and Policy Framework Procedure Rules)	YE S/ NO	If yes, why is it not practical to convene a quorate meeting of full Council?	
		If yes, has the Chairman of the relevant overview and scrutiny committee's consent been obtained?	YES/NO
AGREEMENT TO DECISION:-			
Signed:- Leader of the Council	Date:- 3 rd September 2025	Delegated Power Reference (in Part 3 of the Constitution):- Part 3.34 (inward investment) Part 3.38 number 3 (approval of grants to organisations)	

**Original signed copy to be retained by Service.
Electronic copy to be sent to Ian Ford (Committee Services) for publication.**

