

Record of Officer's Decision

The Openness of Local Government Bodies Regulations 2014 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Date of Decision:	21 st July 2026
Decision Maker (Officer):	Lee Heley, Deputy Chief Executive & Corporate Director, Place and Wellbeing
Authority for Delegated Decision (Cabinet/Committee Decision or Scheme of Delegation – provide reference):	Cabinet Decision 6th October 2023 - Minute No. 38 (c) (d) Cabinet Decision 20th December 2024 – Minute No. 100 (2) Part 3, Schedule 3 – Responsibility for Executive Functions delegated to Officers paragraph 4.3 (1) – the Corporate Director has delegated authority to discharge executive functions within their respective service areas (Part 3.43). All delegations are subject to consultation where considered appropriate in the circumstances (paragraph 4.3 (4(ii))).
Identify which Portfolio Holder(s)/Committee Chairman consulted?	N/A
Ward Member(s) consulted?	N/A
Is it a Key Decision?	No
Is it subject to call-in?	No
Decision Made:	To extend the amount of project budget for surveys outlined within the Project Initiation Document (Ten 11- Martello Tower E - PID) from £20,000 to £25,000 as further site surveys are required and we have reached the initial cap of £20,000.
Reason for Decision (if a report was produced to support the Decision, refer to or attach it):	The initial allowance has been spent on: • Utilities searches • Topographical and measured surveys • Bat roost appraisal

	• Bat hibernation and summer roost surveys • Environmental Sweep • Flood Risk Assessment • Preliminary Ecological Appraisal Procuring site surveys for the Martello Tower will be essential to support the planning application and to de-risk the Martello Tower E. These surveys have been requested as part of the pre application response and are required to inform technical designs at RIBA Stage 4. On 20 December 2024, Cabinet accepted the Community Regeneration Partnership funding and commenced delivery. Prior to this, the programme was accepted into the Policy Framework by Full Council on 8 June 2024 and the principle of entering the Partnership approved by Cabinet on 26 July 2024. Subsequently, the funding has been received and a Memorandum of Understanding entered with MHCLG which includes TDC as the Accountable Body. The funding period lasts until 31 March 2026. The extension of these allocations are necessary to help progress the project through to delivery, including achieving defrayment in line with the MOU. At present, there are still a number of unknowns about the Tower and undertaking initial surveys will be crucial as the project progresses in order to inform technical design decisions, validate our planning application and de-risk the project as we move towards construction.
Highlight any associated risks/finance/legal/equality considerations:	Not having sufficient data on the current condition of the building and overall site could present a significant financial and programme risk as the project progresses. In previous pre-market engagement one of the biggest risks flagged to us by contractors was not having sufficient data about the existing building. The high level of risk associated with this could be severe enough to prevent the project progressing and all funding would be lost. Funding has been secured for the project through the Community Regeneration Partnership and allocated to the project by Cabinet as set out earlier in this notice. The Ten_11 project was approved by Cabinet in March 2025 and the project implementation was approved by Portfolio Holder in August 2025.

NEW : Details of Local Government Reorganisation and/or Devolution considerations	While the overall project will last beyond 2028, the survey duration concludes prior to the timescales of Local Government Reorganisation. The wider project will include works to improve the building condition, prevent further decay, refurbish the existing building and help manage the ongoing maintenance burden of this council-owned asset.	
Details of any Alternative Options Considered and rejected (together with reasons):	Option 1 – Not to extend the allocation. Option 2 – Not to extend it at this time: Due to the limited funding envelope, delaying the survey works could negatively impact on the feasibility of the project and risk the funding secured. Option 3 – Not to progress the project: this would forfeit significant government funding and the opportunity to address important local issues, and could impact on the Council’s access to central government regeneration funding in the future	
Details of any declarations of interest (by Portfolio Holder/Committee Chairman who was consulted by the officer, which related to the decision) If relevant, a note of the dispensation granted by the Monitoring Officer:	N/A	
Reason Decision, or supporting Report, is not published: <i>Tick one or more of the specific exemptions,</i> <u>and</u> <i>Give more information in the final box with regards to why the exemption applies and outweighs the public interest test (which is in favour of disclosure).</i>	☒	Not applicable – Decision to be published
	If Report is not to be published – tick one of the following boxes:	
	☐	The report supporting the Decision contains confidential information
	☐	The Report supporting the Decision falls within an exemption pursuant to Schedule 12A of the Local Government Act 1972 Information:
	☐	• Relates to an individual
	☐	• Likely to reveal the identity of an individual
	☐	• Relating to financial or business affairs of a person or organisation
	☐	• Relates to a claim for legal professional privilege in legal proceedings

		Reveals that the Council proposes to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or to make an order or direction under any enactment
		Relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime
	<u>And</u> is exempt if and so long, as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information Reasons: [insert]	

Officers

Signed:

Title: Deputy Chief Executive and Corporate Director for Place & Wellbeing

In consultation with:

N/A

Dated: