

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4
<p>(1) Topic (one sentence description of the decision being sought)</p> <p>(2) Who will take decision</p> <p>(3) Give date or period within which decision is to be taken</p> <p>(4) Directorate contact (include e-mail and telephone)</p>	<p>(5) Principal Groups/Organisations to be consulted before decision is made</p> <p>(6) Method of consultation (external only [if applicable])</p>	<p>(7) Name of person(s) to whom representations can be made (e-mail/telephone)</p> <p>(8) When should they be made by (closing date)</p>	<p>(9) List background documents submitted to Cabinet/Cabinet Member in respect of the decision</p> <p>(10) Is this information unrestricted or exempt?</p> <p>(11) Date first entered in Notice</p>
<p>KEY 32/24/25</p> <p>(1) To approve draft heads of terms in relation to leases and agreements for the lease on The Bench building (Dover Beacon project) and delegate authority for their implementation</p> <p>(2) Cabinet</p> <p>(3) 4 November 2024</p> <p>(4) Martin Leggatt, Regeneration Delivery Manager - <a href="mailto:martin.leggatt@dover.gov.uk">martin.leggatt@dover.gov.uk</a>; 07740 560903 or 01304 872455</p>	<p>(5) Not applicable.</p> <p>(6) Not applicable.</p>	<p>(7) Martin Leggatt - <a href="mailto:Martin.leggatt@dover.gov.uk">Martin.leggatt@dover.gov.uk</a>; 01304 872455 or 07740560903</p> <p>(8) 27 September 2024</p>	<p>(9) Cabinet report and draft leases and agreements for lease</p> <p>(10) Exempt</p> <p>(11) 2 August 2024</p>
<p><b>Brief Details of Item:</b> (Please provide information about the contents of this item and the reason for decision.)</p> <p>The Bench building, located in Bench Street, is the redevelopment at the heart of the Levelling Up Fund and Future Hight Streets Fund-funded latest phase of the Dover Beacon project. It comprises a creative centre, business centre and further education digital campus centre housed in a single building, which also includes a central atrium meeting space, a ‘grab and go’ café and a changing places toilet. The building has been designed to encourage the community to own and use both the internal communal areas and the vastly improved public realm which surrounds the building and will improve the connectivity in that part of the town centre.</p> <p>Following formal marketing exercises in July and November 2023, East Kent College, East Kent Spatial Development Company and Screen South have been identified as prospective tenants for the further education digital campus centre, the business centre and the creative centre respectively.</p> <p>The project has reached the point where the design is fixed, allowing the prospective tenants to understand fully the spaces that are being provided for them and meaningful heads of terms can therefore be agreed. Such information is crucial to the tenant operations and lease negotiations. The prospective tenants have been consulted regularly on an informal basis to ensure that the building being designed is fit for purpose.</p>			

**Deadline for Item:**

(Please indicate the date and whether this is statutory, operational or to meet the requirements of another agency.)

There is no specific deadline other than the leases need to be signed within 10 days of practical completion of the building (March 2026). However, it is to the advantage of all parties to have the reassurance of agreed heads of terms, which will form the basis for leases and agreements for lease, at the earliest opportune moment. The freezing of the design for RIBA 4 (detailed design) purposes on 21 June provides the design details of the building which form a crucial part of the lease information. A decision in November should allow adequate time for the parties to negotiate and agree the terms whilst ensuring that there are no unnecessary delays.