

London Borough of Hammersmith and Fulham Record of Officer Decision

The call-in has now expired and the decision below can be implemented.

- ❖ Draft Decision List published on: 22 July 2020
- ❖ Confirmed Decision List published on: 27 July 2020

1. **TITLE: Podium Deck Cover Renewal at the Kings Mall/Ashcroft Square Hammersmith London**

2. **DECISION MADE BY:** Strategic Director of the Economy Department

3. **DECISION:**

That the Council enters into an agreement with Ingka covering the following matters:

1. approval of the estimated cost provided by Ingka. The final cost will be confirmed following competitive tendering
2. payment by the Council of up to £1.3 million being the estimate of 50% of the podium cover costs (minus the contribution by the leaseholder) which is required to be paid under the terms of the lease between the Council and Ingka
3. In the event of a dispute the Council will consent to any application made by the Landlord to the first Tier Tribunal (Property Chamber) in so far as is necessary to give effect to the agreement between the parties
4. that the service charge liability payable by the Council's leaseholders to the Council for the proposed works (estimated to be £200,000) will be borne by Ingka in consideration for the Council agreeing to dispense with requirement for a consultation for the proposed works under Section 20 of the Landlord and Tenant Act 1985.

4. **REASON FOR DECISION:**

Approving the estimated expenditure will allow the Council to fulfil its obligation for contributing to the cost of the podium deck cover renewal, as per the terms of the lease.

Approval of Ingka Group proposal to absorb the Council's residential leaseholders contribution liability, will allow the Council to dispense with the requirement to carry out the statutory consultation process under the service charge legislations (Section 20 Landlord and Tenant Act 1985).

5. **ALTERNATIVE OPTIONS CONSIDERED:**

As described in the report.

6. **CONFLICTS OF INTEREST DECLARED AND DISPENSATIONS GRANTED:**

None

Date of Decision
21 July 2020