

**Officer Scheme of Delegation
Urgent decisions taken by the Chief Executive**

Paragraph 1.20 of Schedule 6 to Part 3 (Responsibility of Functions) of the Council’s Constitution

Report to the Adjourned Annual Meeting of the Council to be held on 14 May 2026

The Officer Scheme of Delegation states that the Chief Executive may take an urgent decision in relation to an council function (in consultation with the relevant member) if he/she considers it to be in the best interests of the Council or the inhabitants of the Borough and where he/she does not consider it reasonably practicable to convene a meeting of the Council.

A report detailing the action taken in accordance with the Officer Scheme of Delegation must be submitted to the Council. The table below sets out the details of the action taken:

Matter for decision	Decision taken by	Decision and Alternative Options Considered	Reasons for urgency	Date of decision
Gadeon House, Grenadier Road, Exeter, EX1 3UT	Chief Executive	<p>Decision:</p> <ol style="list-style-type: none"> 1) That the Council make available up to £7.5m of prudential borrowing to be fully funded by the Royal Devon University Healthcare NHS Foundation Trust across the lease term for ‘fitting out works’ at Gadeon House, Grenadier Road, Exeter; 2) The Council agrees to grant a lease to Royal Devon University Healthcare NHS Foundation Trust for a term of 25 years; and 3) The Council will appoint Devon Contractors as required by Royal Devon University Healthcare NHS Foundation Trust NHS to facilitate the building contract fit-out works via a direct award under the Procurement Act 2023 (PA23) Schedule 5 13(a). To mitigate any procurement risk, and ensure that the requirements of PA23 are met, the Council 	The Royal Devon University Healthcare NHS Foundation Trust required agreement by 31 March 2026, enabling them to manage the cash flow of available funds, failure to lease the available space would have resulted in the loss of a secure, long-term tenant in a key Council Investment asset that had been vacant for over two years	24 March 2026

		<p>will publish a UK5 Transparency Notice prior to award of contract via a UK6 Contract Award Notice which will be followed by a mandatory 8-day standstill period.</p> <p>Alternative Options Considered:</p> <p>The office accommodation had been openly marketed following vacant possession over two years ago. The Royal Devon University Healthcare NHS Foundation Trust had expressed an interest in leasing the available space at Gadeon House at market value, but due to the intended use, had asked the Council to provide a financial contribution in order for fit out works to be undertaken. Without the availability of the prudential borrowing, it was highly unlikely the lease would be taken up.</p> <p>Record of Decision sets out further information: <u>Decision - Gadeon House, Grenadier Road, Exeter, EX1 3UT (Urgent Council Decision)</u></p>		
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Anne-Marie Bond
Chief Executive

30 March 2026