



CABINET

WEDNESDAY, 16 DECEMBER 2020

DECISIONS

PRESENT:	Councillor Nunn (Chair); Councillor Larratt (Deputy Chair); Councillors Eldred, Hadland, Hallam, J Hill and Hibbert.
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Set out below is a summary of the decisions taken at the meeting of the Cabinet held on Wednesday, 16 December 2020. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

These decisions will come into force and then may be implemented on the expiry of three working days after the publication of this list.

If you have any queries about any matters referred to in this decision sheet please contact Democratic Services 01604 837722.

THIS LIST OF DECISIONS PUBLISHED:	<u>THURSDAY 17th DECEMBER 2020</u>
DATE OF EXPIRY OF CALL IN:	<u>TUESDAY 22nd DECEMBER 2020 AT 17:00 HOURS</u>

Agenda Item No	Declaration/Conflict of Interests:
	None

A. RECOMMENDATIONS OF THE OVERVIEW AND SCRUTINY COMMITTEE - FOOD POVERTY

Cabinet noted the report and recommendations.

Agenda Item No	Declaration/Conflict of Interests:
	None

B. RECOMMENDATIONS OF THE OVERVIEW AND SCRUTINY COMMITTEE - GANGS AND KNIFE CRIME

Cabinet noted the report and recommendations.

Agenda Item No	Declaration/Conflict of Interests:
	None

7. CORPORATE PERFORMANCE REPORT QUARTER 2 1 JULY 2020 - 30 SEPTEMBER 2020

2.1. Cabinet reviewed and noted the contents of the performance report (Appendix 1).

Agenda	Declaration/Conflict of Interests:
Item No	None

8.FINANCE MONITORING TO 30 NOVEMBER 2020

2.1 Cabinet noted the contents of the report and noted that future reports will set out the actions being taken by Corporate Management Board (CMB) to address issues arising.

2.2 Cabinet noted the amendments to the general fund capital programme as set out at paragraph 3.6.1.

2.3 Cabinet approved the award of grants to Community Centres as set out in paragraph 3.9.2.

2.4 Cabinet approved the deferral of a loan repayment of £8.5M by one year as set out in paragraph 3.8.1 to 3.8.5 by agreeing to:

2.4.1 Vary the terms of the original loan agreement that was entered into between the Council and the University of Northampton ("UoN") on 10 March 2016 to:

a) extend the term of the loan by one year so that the repayment date of 10th March 2021 is changed to 10th March 2022;

b) refer to [any] revised interest rate (as set out in paragraph 3.8.5) that will apply to the balance of the loan payable by the University to the Council, that is outstanding on 10th March 2021; and

c) make any other amendments related to the deferral.

2.4.2 The Council [re]borrowing £8.5 million from the Public Works Loan Board ("PWLB") to repay outstanding principal due in March 2021 from the Council to PWLB, which the Council will repay using the equal loan repayment amounts received from the UoN during the extension period to the original loan agreement.

Agenda	Declaration/Conflict of Interests:
Item No	None

9.ASSET MANAGEMENT DISPOSALS

2.1 Cabinet delegated authority to the Acting Director of Economy and Assets, in consultation with the Borough Secretary, Chief Finance Officer and Cabinet Member for Regeneration and Enterprise to agree

the terms and conditions and complete the disposals of the following property and land:-

2.1.1 **Albion House**

- To facilitate a major centre for leather to be established in Northampton the site will be sold by private treaty to an established charitable foundation.
- The foundation has experience and financial credibility to refurbish the site and is committed to incorporate the Leather Museum, the Conservation Centre, the major leather Livery Companies and the well-established education departments and design schools within the University and colleges.
- The site will be sold at market value determined by an independent RICS registered valuer.
- The building will be sold as seen with the leases remaining in place but with the licence to occupy terminated and the site cleared of council storage material.
- The buyer to pay for council's reasonable professional fees.

2.1.2 **Sub Station Land, Vulcan Works**

- To transfer the proposed substation site to Western Power at a nominal fee for the location of a permanent electricity substation for powering the council owned property named Vulcan Works, supporting the Council owned project.
- The Council have agreed to be responsible for Western Power's reasonable legal costs and disbursements which are accounted for as part of the project budget.

2.1.3 **Sub Aqua Club**

- To sell the building and land to by private treaty to the current tenant at market value as determined by a RICS registered valuer.
- The buyer to pay for council's reasonable professional fees.

2.2.1 Cabinet approved the use of £70,000 of capital receipt money to be used as match funding towards the development of a mountain bike centre and general outdoor facility at Delapre.

Agenda	Declaration/Conflict of Interests:
Item No	None

10.41-45 ABINGTON STREET - ASBESTOS REMOVAL AND SOFT STRIP OUT

- 2.1 Cabinet delegated authority to the Acting Director of Economy and Assets, in consultation with the Borough Secretary, Chief Finance Officer and Cabinet Member for Regeneration and Enterprise to appoint the contractor for the asbestos removal and associated works following the completion of the tender process, ensuring that the external grant monies are spent within the funding period.

Agenda **Declaration/Conflict of Interests:**
Item No None

11. ANNUAL INFRASTRUCTURE FUNDING STATEMENT

- 2.1 Cabinet approved the contents and recommendations of the Annual Infrastructure Funding Statement and the allocation of funds collected through the Community Infrastructure Levy.

Agenda **Declaration/Conflict of Interests:**
Item No None

12. NORTHAMPTON LOCAL PLAN PART 2: SUBMISSION

- 2.1 Cabinet:

2.1.1 noted and agreed the response to the second round of consultation on the Proposed Submission version of the Northampton Local Plan Part 2

2.1.2 agreed the Schedule of Proposed Minor Modifications to the Northampton Local Plan Part 2

2.1.3 agreed that the Submission version of the Northampton Local Plan Part 2 be referred to Council for approval and submission to the Secretary of State for independent examination by a Planning Inspector under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended.

2.1.4 agreed that the Director of Planning and Sustainability be given the authority to update the Schedule of Proposed Minor Modifications, in consultation with the Borough Secretary and the deputy Cabinet member for Planning to the Northampton Local Plan Part 2 prior to its consideration by full Council.

2.1.5 agreed that the Director of Planning and Sustainability be given approval to submit the Plan and any necessary supporting documentation required for Submission

Agenda **Declaration/Conflict of Interests:**
Item No None

13. CARBON NEUTRAL NORTHAMPTON STRATEGY

- 2.1.1 Cabinet supported the Carbon Neutral Northampton Strategy direction of travel and agreed that it be taken to full Council for noting.
- 2.1.2 Cabinet recommended that West Northamptonshire Council considers the CNNS when it develops its own sustainability strategy.

Agenda Item No	Declaration/Conflict of Interests:
	None

14. BARRACK ROAD CONSERVATION AREA ARTICLE 4 DIRECTION

- 2.1 Cabinet agreed the confirmation of the Barrack Road Conservation Area Article 4 Direction 2020.

Agenda Item No	Declaration/Conflict of Interests:
	None

15. CONSULTATION ON A PROPOSED VARIATION TO THE NORTHAMPTON BOROUGH COUNCIL PUBLIC SPACES PROTECTION ORDER 2020

Cabinet:

- 2.1. Delegated to the Director of Customers and Communities the authority to undertake the required statutory consultation, publicity and notification as required by section 72 of the Act with regard to a proposal to vary the PSPO so as to create a prohibition against dogs being walked off lead within the area of Upton Country Park known as "Phase 2", which is outlined in red on the plan appended to this report as Appendix 2.
- 2.2. Resolved to receive a further report, once the necessary statutory consultation, publicity and notification has been carried out, which will include the responses received in response to those processes, in order to decide whether to approve or reject the proposed variation to the PSPO.

Agenda Item No	Declaration/Conflict of Interests:
	None

16. PROPOSED RENEWAL OF A PUBLIC SPACES PROTECTION ORDER - MARBLE ARCH

Cabinet:

- 2.1 Resolved to renew the existing PSPO which authorises the gating of the public highway known as Marble Arch for a further period of three

years.

- 2.2. Authorised the Borough Secretary to complete all of the statutory processes as required by the Act in order to renew the existing PSPO.

Agenda **Declaration/Conflict of Interests:**
Item No None

17. DEVELOPMENT OF NEW AFFORDABLE RENTED HOUSING IN SOUTHBRIDGE EAST

2.1 Cabinet:

- a) Approved the transfer of ownership of the parcel of land in Trenerly Way, Southbridge East (previously known as Area E5 and edged in red on the plan in Appendix A, attached to this report) from the General Fund to the Housing Revenue Account, at a total cost of £1, in order to provide affordable rented housing that will be let to eligible households on the Housing Register;
- b) Approved the use of the Housing Revenue Account Capital Programme to redevelop the transferred parcel of land (edged in red on the plan in Appendix A, attached to this report) to provide 28 affordable rented homes, subject to planning consent;
- c) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing, the Chief Finance Officer and the Borough Secretary, the authority to determine the rent levels and service charges for the new affordable rented homes; and
- d) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing, the Borough Secretary and Northampton Partnership Homes, the authority to develop and approve a Local Lettings Policy that determines how the homes are allocated.

Agenda **Declaration/Conflict of Interests:**
Item No None

18. NEXT STEPS ACCOMMODATION PROGRAMME (NSAP) FUNDING 2020/21

2.1 Cabinet:

- (a) Noted the outcome of Northampton's successful application for Next Steps Accommodation Programme funding for 2020/21;

- (b) Approved the release of the Next Steps Accommodation Programme funds that the government has provided to enable Keystage Housing to establish a 'Somewhere Safe to Stay' Hub in Northampton and International Lighthouse CIC to continue its work with non-UK nationals who are sleeping rough;
- (c) Approved the purchase and refurbishment of 15 one-bedroom homes and 3 five-bedroom houses in multiple occupation (HMOs), through the Housing Revenue Account, in order to provide supported housing for people who have been sleeping rough and are rehoused through local move-on initiatives;
- (d) Approved the expenditure of up £1.265m to be funded from the additional £50m borrowing envelope approved by Full Council in order to complete the purchase and refurbishment of the 15 one-bedroom homes and the 3 HMOs;
- (e) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing and the Chief Finance Officer, the authority to determine the rent levels and service charges for the 15 one-bedroom homes and each of the rooms in the 3 HMOs; and
- (f) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing and Northampton Partnership Homes, the authority to develop and approve a Local Lettings Policy which will determine how the homes are allocated and define how the one-bedroom homes and HMOs will be managed.

Agenda Item No	Declaration/Conflict of Interests:
	None

19. PURCHASE OF NEW HOMES FOR USE AS AFFORDABLE RENTED HOUSING

2.1 Cabinet:

- a) Approved the use of the Housing Revenue Account Capital Programme to purchase the apartment block known as 85-89 Lion Court, Southbridge (edged in red on the plan in Appendix A), at a cost described in Exempt Appendix B, in order to provide 44 affordable rented homes that will be let to eligible households on the Housing Register;
- b) Ratified the 'in principle' bid that Northampton Partnership Homes had made, on the Council's behalf, for the apartment block known as 85-89 Lion Court, Southbridge at the price described in Exempt Appendix B;
- c) Delegated to the Director of Housing and Wellbeing, in consultation with the Chief Finance Officer, the Borough Secretary, the Cabinet

Member for Finance and the Cabinet Member for Housing and Wellbeing, to undertake appropriate due diligence and, if then satisfied with the results of this exercise, to acquire the property known as 85-89 Lion Court, Southbridge;

- d) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing and the Chief Finance Officer, the authority to determine the rent levels and service charges for the new affordable rented homes; and
- e) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing and Northampton Partnership Homes, the authority to develop and approve a Local Lettings Policy that determines how the homes in 85-89 Lion Court are allocated.

Agenda	Declaration/Conflict of Interests:
Item No	None

20. PURCHASE OF THE UNIVERSITY OF NORTHAMPTON'S AVENUE CAMPUS, INCLUDING THE NEWTON BUILDING

2.1 Cabinet:

- a) Approved the acquisition of the University of Northampton's Avenue Campus (including the Newton Building) in St George's Avenue (edged in red in the Site Plan on Appendix A, attached to this report), at a cost described in Exempt Appendix B, through the Housing Revenue Account, in order to increase the supply of affordable housing;
- b) Ratified the 'in principle' bid that Northampton Partnership Homes had made, on the Council's behalf, at a cost described in Exempt Appendix B, for the acquisition of the University of Northampton's Avenue Campus (including the Newton Building) in St George's Avenue;
- c) Delegated to the Borough Secretary, in consultation with the Director of Housing and Wellbeing, the Chief Finance Officer, the Cabinet Member for Finance and the Cabinet Member for Housing and Wellbeing, authority to secure specialist external legal advice in relation to the proposed acquisition and to agree the provision of professional legal fees in the sum of £25,000 in connection with the proposed transaction, but excluding Stamp Duty Land Tax (if applicable);
- d) Delegated to the Director of Housing and Wellbeing, in consultation with the Chief Finance Officer, the Borough Secretary, the Cabinet Member for Finance and the Cabinet Member for Housing and Wellbeing, to undertake appropriate due diligence and, if then satisfied with the results of this exercise, to acquire the University of

Northampton's Avenue Campus and Newton Building; and

- e) Agreed to receive further reports on the housing proposals for the Avenue Campus site (including the tenure, funding and phasing of the new homes) and the use of the Newton Building, for consideration and approval.