

NORTHAMPTON BOROUGH COUNCIL

CABINET

Your attendance is requested at a meeting to be held at the Jeffery Room, Guildhall on Monday, 16 April 2007 at 6:00 pm.

J. Edwards
Interim Chief Executive

AGENDA

K= Key decision

1. APOLOGIES
2. MINUTES
3. DEPUTATIONS/PUBLIC ADDRESSES
4. DECLARATIONS OF INTEREST
5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES
None
- .K.. 6. CAR PARKING OPERATIONS- VARIOUS ISSUES (EI) G. Owen
x 8514
Report of Corporate Manager, Community Safety, Leisure and Town Centre Operations (copy herewith)
- .K.. 7. GROSVENOR GREYFRIARS PROGRESS (CPFSP) C.
Cavanagh
x 8461
Report of Corporate Manager, Regeneration, Growth and Community Development (copy herewith)
8. SHORT TERM LEASE OF SPECIALIST HOUSING (RO) M.
Spencer
x 7171
Report of Corporate Manager, Housing Services (copy to follow)

(A) EXCLUSION OF PUBLIC AND PRESS

THE CHAIR TO MOVE:

“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”

SUPPLEMENTARY AGENDA

**Exempted Under Schedule
12A of L.Govt Act 1972
Para No:-**

- | | | | | |
|------|-----|---|-----|--------------------------|
| .K.. | 9. | GROSVENOR GREYFRIARS PROGRESS (CPFSP)
Report of Corporate Manager, Regeneration, Growth
and Community Development (copy herewith) | (3) | C.
Cavanagh
x 8461 |
| | 10. | PEST CONTROL CONTRACT (LE)
Report of Corporate Manager, Development, Building
Control and Environmental Health (copy herewith) | (3) | J. Alfano
x7770 |

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Appendices



**NORTHAMPTON
BOROUGH COUNCIL**

Item No.

6

Ward

Name of Meeting:	CABINET
Meeting Date:	16 TH April 2007
Directorate:	Customer & Service Delivery
Corporate Manager:	Thomas Hall
Agenda Status:	Public Agenda

Report Title	Car Parking: Various Issues
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KEY DECISION	YES
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1. Recommendations

Members are requested to:

- Approve an amendment to the Parking Place Order for St Johns and St Michaels Multi Storey car parks when they change from pay and display to pay on foot on 1st May 2007 or other agreed date.
- Approve an amendment to the Parking Place Order for the Mayorhold Shoppers Car Park to enable the car park to be used by Season Ticket Holders from 1st May 2007 or other agreed date.
- Provide authority to implement the use of credit and debit cards on selected parking ticket machines to purchase day tickets.
- Provide authority to officers to negotiate and implement schemes to gain income from advertising on selected public car parks.

2. Summary

Extension of Pay on Foot

Currently the St Johns and St Michaels multi-storey car parks operate on the basis of pay and display within the Premier Parking Zone. In order to change to pay on foot at both locations, it will be necessary to advertise the changes to the Parking Place Order within the local media in order to implement the scheme and to manage the parking regulations. If objections are received, which are not anticipated, then this will be reported to cabinet at a later stage. There will be no changes to parking tariffs due to this change in the parking system. Annual Season ticket holders and town centre residents will be allowed to use both car parks.

Season Ticket Holders Mayorhold Shoppers pay on Foot Car Parks.

It is the intention to allow annual season ticket holders into this pay on foot car park from 1st May 2007.

Credit and Debit Cards:

Due to the increasing demand from customers to be able to pay their parking ticket charges by credit or debit cards, a proposal will be developed to implement this facility initially on the pay on foot car parks and then for other car parks as part of a machine replacement programme. It is hoped to implement the use of credit and debit cards by 1st December 2007, ready for the Christmas period.

Advertising on Public Car Parks.

It is proposed to contract with a company who will sell advertising space utilising display stands in each parking bay on the Mayorhold, St Johns, and St Michaels car parks. The company will provide the display stands and service them and in return the Council will receive a share of advertising revenues. Officers and the Portfolio Holder are considering a draft contract with a view to the scheme being operational by the summer of 2007, thereby raising revenue in the current financial year. This will not involve any additional cost to the Council and has the propensity to provide considerable income. Any advertising will be approved within the Council's advertising guidelines.

3. Report Background

Pay on Foot:

Following the success of the implementation of pay on Foot on the Mayorhold Shoppers Car Park, the scheme is to be extended to St Johns and St Michaels Multi Storey car parks with anticipated completion by 1st May 2007. This scheme has been funded through the Council's capital programme at a total cost of approximately £480,000 although these costs are offset by a donation of £300,000 from Northamptonshire County Council.

St Johns will comprise barriers at all entrances and exits and will be open on a 24-hour basis to accommodate annual season ticket holders and town centre residents' parking.

St Michaels will comprise barriers at all entrances and exits and will open Monday-Saturday from 0700-2200 hrs, Sunday 1000-1700 hrs, and will accommodate annual season ticket holders and town centre residents' parking. The work also includes the provision of shutters at both ends of the car park to stop pedestrian access when closed due to anti-social behaviour.

The Mayorhold Shoppers car park will also be made available to annual season ticket holders and town centre residents' parking and opening hours will be amended to Monday-Saturday from 0700-2200 hrs, Sunday 1000-1700 hrs.

Annual Permit holders will be issued with a pass card to access a specific car park, which if lost will be subject to a £30 administration fee for a replacement. The original pass card will be decoded.

Credit and Debit Cards:

The existing and new machines being used on the pay on foot car parks will be enabled to accept credit and debit cards. However there is a flat fee charge for each transaction through a clearing bank, which will be investigated. A fee of 20p per transaction may be charged but as the most popular charge on pay on foot car parks is 2-3 hours at £1.80p this would only be 11.1% of total revenue. The final charges will be agreed with the Portfolio Holder and brought back to cabinet for confirmation. The loss rate due to credit and debit card fraud will also be investigated.

The implementation of payment by credit and debit cards is a major improvement in the levels of customer service required by public demand.

Advertising on Public Car Parks:

There has been a recognition that the car parks provide an opportunity to raise additional non-parking income and several schemes have been investigated over the last 4 years. The proposed scheme has the following advantages:

- Additional non-parking revenues.

- Improved lighting when a vehicle enters a parking bay.
- Reduce the risk of vehicle-to-vehicle damage.
- Individual numbering of parking bays.
- Colour coding of display stands for each floor to aid recognition of customer's vehicles.

The scheme is unique and if implemented, will place the Council in the forefront of car park advertising within the UK.

At the moment only 3 multi-storey car parks are being considered with over 2,000 spaces. The Grosvenor/Greyfriars multi-storey car parks have been excluded as they may be subject to redevelopment. The surface car parks have also been excluded, as consideration may have to be given to planning regulations.

The scheme will also provide an opportunity to promote Council events such as the Balloon Festival and Christmas Marketing.

4. Options and Evaluation of Options

Pay on Foot.

This is a major improvement in the levels of customer service reflecting customer demand and will result in 2,255 spaces within the total premier zone stock of 4,769 spaces being pay on foot (47.2%).

Credit and Debit Cards.

This is a major improvement in the levels of customer service reflecting customer demand. An alternative would be to consider the use of payment by mobile telephone. This requires considerable capital investment and needs a large critical mass of machines to operate economically.

Advertising in public car parks.

Other options have been considered in the past but they have not been as innovative and as financially viable as the scheme proposed.

5. Resource Implications (including Financial Implications)

Pay on Foot:

The implementation of pay on foot in 2 further car parks is covered by the existing capital approval. The admittance of annual season ticket holders and town centre resident permit holders to these car parks will be funded by the saving on administration costs of issuing permits annually rather than monthly. The imposition of a £30 administration card for lost pass cards will cover any administration costs.

Credit and Debit Cards:

Although there is a financial charge for each transaction this will be offset by the reduction in cash collection charges in terms of physically emptying machines, counting in the cashiers' office, and banking. The cost of implementing the facility on pay machines is already included within the capital costs of implementing pay on foot.

Advertising in Public Car Parks.

A 5-year contract at a 20% share of all income at an occupancy rate of 60% in all 2,255 spaces would provide a forecast £140,712 per annum income.

6. Risk and Opportunity Issues

Pay on Foot:

There is no risk to the implementation of this scheme as it is purely satisfying customer demand and will raise the image of the public parking operation.

Credit and Debit Cards:

There is no risk to the implementation of this scheme as it is purely satisfying customer demand and will raise the image of the public parking operation. The only risk is the potential loss of parking incomes to charges and card fraud. On balance the benefits outweigh the risks.

Advertising in public car parks.

There is no risk to the implementation of this scheme.

7. Consultees (Internal and External)

Internal	Legal Department Finance Department Asset Management Department Portfolio Holder
External	Pay on Foot Northampton Town Centre Partnership Northamptonshire County Council Credit and Debit Cards: Northampton Town Centre Partnership

8. Compliance Issues

A: How Proposals Deliver Priority Outcomes

Recovery Plan
Not applicable.
Corporate Plan
Complies with objectives to improve customer service in all areas.

B: Other Implications

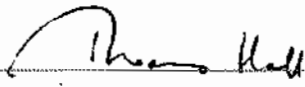
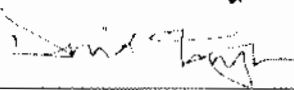
Other Strategies
Complies with Northamptonshire County Council transportation plan.

Finance Comments

Legal Comments
Legal department has considered the draft contract in relation to the advertising on car parks.

9. Background Papers

Title	Description	Source
None		

Name	Signature	Date	Ext.
Author			
Corporate Manager		30.3.07	7593
Director		03.04.07	7393

Deputy monitoring
officer



12.4.07 7335



**NORTHAMPTON
 BOROUGH COUNCIL**

Name of Committee	CABINET-public meeting
Directorate:	Regeneration & Growth
Corporate Manager:	Christopher Cavanagh
Date:	16 April 2007

Report Title	Regeneration & Growth The Greyfriars Bus Station & The Grosvenor Centre
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Key Decision	YES
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1. Recommendations

<p>Cabinet is requested to:</p> <ul style="list-style-type: none"> ▪ Note progress and actions to date. ▪ Note that a draft report of compulsory purchase powers and issues has been prepared and will be presented in a private session at a later Cabinet. ▪ Support the continuance of the strategy for the progression of the project agreed at the Cabinet meeting of 5 March 2007. ▪ Note that whilst further work has been carried out and progress made, the timetable for the probable striking of a Development Agreement has been revised from end of May to end of June 2007 whilst noting that this is still challenging. ▪ Agree the request from L&G to extend the Collaboration Agreement beyond its present earliest end date of 30 April 2007 to 30 June 2007.

2. Summary

Progress has been made since the Cabinet meeting and report of 5 March 2007.
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Detailed technical negotiations have been hampered by illness and complexity of issues.

Negotiations with Stagecoach have been progressed – very positively – and the compulsory purchase component of the project to determine the cost and timing of obtaining vacant possession of the Greyfriars Bus Station has been progressed with a final draft report received in the first week of April 2007.

3. Report Background

Reports were submitted to Cabinet on 19 December 2006 (private), 5 February 2007 (private) and 5 March 2007 (public and private).

A Collaboration Agreement was entered into between NBC and L&G on 19 December 2006 in support of partnership working aimed at bringing forward a joint scheme. The Collaboration Agreement is governing activity between the parties. Either party may, after 30 April 2007, determine the Collaboration Agreement by written notice to the other side.

Regular project Collaboration meetings have been taking place between the parties and there has been considerable progress, but the timetable for meeting the challenging targets has been revised.

4. Options and Evaluation of Options

(i) Negotiations with L&G

Progress has been made; it is slower than hoped but major principles have been accepted (subject to contract).

- L&G has, as a principle, accepted the grant of a long lease matching its Grosvenor Centre interest;
- L&G has accepted that NBC will retain the freehold of The Mayorhold and Upper Mounts car parks;
- L&G has asked that the Collaboration Agreement be extended beyond 30 April 2007 end date to consider further the changes and complex moves involved.

Therefore, as a result:

- The timetable has been revised and heads of terms will not be agreed in time for the 16 April 2007 Cabinet;
- The Council's Advisors have not yet been able to complete the work to enable them to confirm the level of viability of the scheme.

On Friday, 23 March 2007, L&G sent the Council's Advisors a valuation model which set out a long leasehold arrangement. The Council's Advisors are reviewing the model and have submitted detailed enquiries to L & G's advisers, Cushman and

Wakefield. Further detailed work is required.

(ii) Vacant Possession of the Bus Station

Positive progress with Stagecoach is being made regarding:

- Relocation from Greyfriars;
- Identification of a new location;
- Future bus pick up / drop off principles.

(iii) Compulsory Purchase Work

The final draft of Donaldson's report is available. In summary, Donaldson's advise that:

- The use of compulsory purchase powers will be appropriate;
- The process will take of the order of 15 to 24 months from the decision to use powers to delivery of vacant possession of the bus station;
- In principle, costs will be borne by L&G if a development agreement is struck.

(iv) Next Steps

NBC's professional advisors must determine whether or not L&G's proposed scheme is viable. This will involve a revaluation of NBC's freehold assets associated with the scheme – which is in progress.

Donaldsons will produce a paper analysing the proposal and stating its professional views regarding viability. This is expected to be presented to a future Cabinet (private session).

Whilst there is considerable work to be carried out, a Development Agreement is hoped to be proposed in June/July 2007. A revised target is set for end of June 2007 which is acknowledged as challenging but is proposed to retain focus.

(v) Fee Budget

At the Cabinet of March 2007, expenditure of a further £145,000 was approved, subject to confirmation that a viable scheme/deal exists – and that, therefore, it would be reasonable to pursue negotiations. Such confirmation has not been possible and, therefore, none of this budget has been expended. Careful management of the remaining previously agreed expenditure has allowed the Councils advisers to respond to date.

In view of the positive progress being made, and good will between the parties to progress this scheme, Cabinet is requested to agree expenditure of up to £10,000 of the £145,000 approved budget to progress further work towards viability and maintain momentum of the project.

5. Resource Implications (including Financial Implications)

Financial Resources

The budget for professional fees, which might be spent in advance of it being demonstrated that a scheme/deal is viable, is now almost exhausted.

The approved fee budget of £145,000, which might be spent to achieve entry into a Development Agreement, is in place. No funds from that sum have been spent.

Renegotiations of Fees with the Council's Advisors

ECH has voluntarily deferred its billing of certain fees due to assist NBC. It has also offered to change the basis on which it is paid to carry out its Development Management Services such that the fees are based more explicitly on a successful outcome of negotiations with L&G. The matter is under consideration.

NBC is liable for all of its costs until a Conditional Development Agreement is signed, whereafter, L&G will bear professional fees incurred by NBC.

The Corporate Manager (RGCD) and Corporate Director (PPR) will need to continue to prioritise work associated with the Greyfriars Bus Station and The Grosvenor Centre.

Issues conflicting with this priority will, it is expected, arise and will be directed to the Portfolio Holder and Council Leader for resolution.

6. Risk and Opportunity Issues

No change – other than in relation to the further revenue expenditure.

7. Consultees (Internal and External)

Internal	Finance, Asset management, Legal
External	L & G, Stagecoach, EMDA, WNDC, Town Centre Strategic Board

8. Compliance Issues

A: How Proposals Deliver Priority Outcomes

Recovery Plan

This project remains a major catalyst to regeneration of the Town Centre and major generator of Inward Investment.

Positive progress of this project in the form of reaching Development Agreements

will give positive confidence to both Public and Private Sector Investors and therefore should attract further inward investment.

It therefore provides a major contribution to the Delivery Plan items relating to Regeneration and Economic Intelligence Strategies and Inward Investment Plan. Inward Investment can be vital to the long term improvement of services in Northampton. The Council's Regeneration paper submitted to the Cabinet on 19 December 2006 identifies the Grosvenor/Greyfriars Project as a key to regeneration of Northampton.

Corporate Plan

This project provides a major contribution to the Council's Corporate Plan Priorities in particular those relating to Regeneration and Economic Development. Progressing a new shopping centre is a key recommendation of the Central Area Framework report by BDP, which is supported by WNDC, The Town Centre Commission, EMDA, EP and NCC.

B: Other Implications

Other Strategies

This project will positively impact other key objectives of other key Strategies including:

- Regional Spatial Strategy;
- MK & South Midlands Sub Regional Plan;
- Emerging Joint Core Strategy and Town Centre Action Plan;
- NBC Draft Housing Strategy;
- WNDC stated objectives.

Finance Comments

A significant cost has already been incurred on this scheme. If this scheme progresses such that the proposed Development Agreement is signed, all or a very considerable proportion of NBC's expenditure in relation to its negotiation and related work will be met by L&G. If this scheme does not progress to conclusion and a capital receipt is not achieved, any costs incurred on this scheme will have to be charged to revenue.

It is noted that this project may result in a capital receipt or a combination of capital receipt and ongoing revenue.

Legal Comments


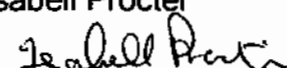
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Legal Comments**9. Background Papers**

Title	Description	Source

Name	Signature	Date	Ext.
Author	Christopher Cavanagh	3 April 2007	8461
Corporate Manager	Christopher Cavanagh	3 April 2007	8461
Director	Clive Thomas		
Monitoring Officer or Deputy (Key decision only)	Francis Fernandes <i>F. FERNANDES</i> 	11.4.07	7335
Section 151 Officer or Deputy (Key decision only)	Isabell Procter 	11.4.07	8757

Agenda Item 9

EXEMPT INFORMATION BY VIRTUE OF
PARAGRAPH(S)3 OF PART 1 OF SCHEDULE 12A
OF THE LOCAL GOVERNMENT ACT 1972.

Document is Restricted

Agenda Item 10

EXEMPT INFORMATION BY VIRTUE OF
PARAGRAPH(S)3 OF PART 1 OF SCHEDULE 12A
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