



**NORTHAMPTON**  
**BOROUGH COUNCIL**

# **CABINET AGENDA**

**Wednesday, 14 September 2011**

The Jeffrey Room, St. Giles Square, Northampton,  
NN1 1DE.

6:00 pm

**Members of the Cabinet:**

**Councillor:** David Palethorpe (Leader of the Council)

**Councillor:** Michael Hill (Deputy Leader)

**Councillors:** Alan Bottwood, Tim Hadland, Christopher Malpas, John Yates,

**Chief Executive** David Kennedy

If you have any enquiries about this agenda please contact  
[democraticservices@northampton.gov.uk](mailto:democraticservices@northampton.gov.uk) or 01604 837722

## PORTFOLIOS OF CABINET MEMBERS

CABINET MEMBER	PORTFOLIO TITLE
Councillor D Palethorpe	Leader
Councillor M Hill	Deputy Leader Community Engagement
Councillor A Bottwood	Finance
Councillor T Hadland	Regeneration and Enterprise
Councillor C Malpas	Housing
Councillor J Yates	Planning and Environment

## SPEAKING AT CABINET MEETINGS

Persons (other than Members) wishing to address Cabinet must register their intention to do so by 12 noon on the day of the meeting and may speak on any item on that meeting's agenda.

Registration can be by:

Telephone: (01604) 837722  
(Fax 01604 838729)

In writing: Democratic Services Manager  
The Guildhall, St Giles Square, Northampton NN1 1DE  
For the attention of the Democratic Services Officer

By e-mail to [democraticservices@northampton.gov.uk](mailto:democraticservices@northampton.gov.uk)

Only thirty minutes in total will be allowed for addresses, so that if speakers each take three minutes no more than ten speakers will be heard. Each speaker will be allowed to speak for a maximum of three minutes at each meeting. Speakers will normally be heard in the order in which they registered to speak. However, the Chair of Cabinet may decide to depart from that order in the interest of hearing a greater diversity of views on an item, or hearing views on a greater number of items. The Chair of Cabinet may also decide to allow a greater number of addresses and a greater time slot subject still to the maximum three minutes per address for such addresses for items of special public interest.

Members who wish to address Cabinet shall notify the Chair prior to the commencement of the meeting and may speak on any item on that meeting's agenda. Such addresses will be for a maximum of three minutes unless the Chair exercises discretion to allow longer. The time these addresses take will not count towards the thirty minute period referred to above so as to prejudice any other persons who have registered their wish to speak.

## KEY DECISIONS

 denotes the issue is a 'Key' decision:

- Any decision in relation to the Executive function\* which results in the Council incurring expenditure which is, or the making of saving which are significant having regard to the Council's budget for the service or function to which the decision relates. For these purpose the minimum financial threshold will be £250,000;
- Where decisions are not likely to involve significant expenditure or savings but nevertheless are likely to be significant in terms of their effects on communities in two or more wards or electoral divisions; and
- For the purpose of interpretation a decision, which is ancillary or incidental to a Key decision, which had been previously taken by or on behalf of the Council shall not of itself be further deemed to be significant for the purpose of the definition.

**NORTHAMPTON BOROUGH COUNCIL**

**CABINET**

Your attendance is requested at a meeting to be held:  
in The Jeffrey Room, St. Giles Square, Northampton, NN1 1DE.  
on Wednesday, 14 September 2011  
at 6:00 pm.

**D Kennedy**  
**Chief Executive**

**AGENDA**

**1. APOLOGIES**

**2. MINUTES**

(Copy herewith)

**3. DEPUTATIONS/PUBLIC ADDRESSES**

**4. DECLARATIONS OF INTEREST**

**5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**

None

**6. MINUTES OF WEST NORTHANTS JOINT STRATEGIC PLANNING  
COMMITTEE 31ST JANUARY 2011**

(Copy herewith)


**7. NORTHAMPTON SKATEPARK LOCATION**

Report of Director of Planning and Regeneration (Copy herewith)

**8. NORTHAMPTON WATERSIDE ENTERPRISE ZONE**

Report of Director of Planning and Regeneration (Copy herewith)

**9. LAND AND BUILDINGS AT CAMPBELL SQUARE - PROPERTY OWNERSHIP  
AND OCCUPATION**

 Report of Director of Planning and Regeneration (Copy herewith)

**10. FINANCE & PERFORMANCE - REPORT TO END OF JULY 2011**

 Report of Director of Finance and Support (Copy herewith)

**11. 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:-**



# Agenda Item 2

NORTHAMPTON BOROUGH COUNCIL

## CABINET

Wednesday, 27 July 2011

**PRESENT:** Councillor Palethorpe (Chairman); Councillors Hadland, Yates, Malpas, Bottwood .

### 1. APOLOGIES

Apologies were received from Councillor Hill.

### 2. MINUTES

The Minutes of the meeting held on the 6<sup>th</sup> July were agreed and signed by the Chairman.

### 3. DEPUTATIONS/PUBLIC ADDRESSES

Mr Neal addressed Cabinet on Item 6 – Confirmation of Proposed Article 4 Directions re Houses in Multiple Occupation (HIMO's). He stated that he had concerns that properties in his area were being purchased by landlords whose sole intentions would be to make as much money as possible through converting properties into HIMO's with little regard for local residents. He commented that a number of HIMO's had detrimental affects on the local area having witnessed an increase in Anti-Social Behaviour, increased parking problems and rubbish being left out in the street. Mr Neal commented that he was of the opinion that a number of HIMO landlords had little or no intention of enhancing the local area at a cost to local residents.

Mrs McMurdie also addressed Cabinet on Item 6 - Confirmation of Proposed Article 4 Directions re Houses in Multiple Occupation (HIMO's). She concurred with the comments made by Mr Neal and further added that there was a strong case for the reinforcement of the directive as self regulation had not worked and the detrimental affect that HIMO's had made should be noted. Without the directive any measures to resolve problems experienced had been drawn out and long winded. She also commented that with the increase in tuition fees, there would be less of a need for student housing (who often resided in HIMO's) and there would be less of a demand for HIMO's near Northampton University.

Mrs Crake addressed Cabinet on Item 6 - Confirmation of Proposed Article 4 Directions re Houses in Multiple Occupation (HIMO's). She reported that she favoured the recommendations within the report and commented that if agreed it would be beneficial not only to Sunnyside residents but for Northampton as a whole. She expressed her concern at the expansion of HIMO's close to the University and commented that residents wanted to maintain the pleasant character of the area.

Mrs Barnes addressed Cabinet on Item 6 - Confirmation of Proposed Article 4 Directions re Houses in Multiple Occupation (HIMO's). She reported that she had lived in the area for 20 years and that she had hoped to remain there for her senior years. However, since being confronted by HIMO's she had seen an increase in noise, fighting and rubbish left out on the street, which had resulted in her contacting the Council on order to complain. She reported that the prospect of more HIMO's in the area was very distressing and upsetting.

Mr Shaw addressed Cabinet on Item 6 - Confirmation of Proposed Article 4 Directions re Houses in Multiple Occupation (HIMO's). He reported that he had spoken to one of the HIMO landlords who had informed him that the students in the property had been vetted.

However, he had experienced increased Anti-Social Behaviour, fights amongst students and rubbish left out on the street. He suggested that the Council produce a series of contact numbers for residents relating to problems incurred by HIMO's and further commented that the cost of clearing up the excess rubbish should be imposed on the HIMO landlords and not other residents.

Mr Birch addressed Cabinet on Item 7 – Community Centres – Management Organisation Appointments. He commented that he welcomed the report and its recommendations and reported that as a member of Alliston Garden Youth and Community Centre much care and consideration had been put into Community Centres. He expressed his pleasure at the prospect of working alongside the Council and local residents and commented that improvements would not be immediate and would take time but that there was a commitment to working in partnership and exploring more autonomous practices which would manage and delivered community services.

#### **4. DECLARATIONS OF INTEREST**

None

#### **5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**

None

#### **6. CONFIRMATION OF PROPOSED ARTICLE 4 DIRECTIONS RE HIMO'S**

Councillor Marriott welcomed the report and commented that the agreement of the recommendations would allow the Council to have greater control of the number of HIMO's. It was noted that it was not just a student issue but the increase in population in the town had lead to greater demand for such housing. He explained that the change of use from use Class C3 Dwelling House to C4 Houses in Multiple Occupation would lead to areas that currently welcomed students to being overrun by them and an increase in hostility. He further suggested that the Council, for monitoring purposes, keep a permanent register of HIMO's.

Councillor Mennell thanked the residents who had attended the meeting to express their concerns and wanted to ensure that Cabinet were aware of the experiences of what residents close to HIMO's had endured. She commented that a major problem was with private landlords who were not taking responsibility for their properties and was a problem that would get worse and which should be considered by the Council. She reported that the Council had a register for landlords and that provisions should be made to give guidance to Councillors and residents who are experiencing the negative affects of HIMO's.

Councillor Markham addressed Cabinet and commented that having heard the views of residents, the Council had a duty of care to its residents. She recognised that there was significant pressure on the housing stock but reported that HIMO's did not always provide good quality housing neither inside nor out. She further commented that in relation to HIMO's she had seen poor management of gardens and an increase in parking issues. She suggested that the Council adopt a local planning policy document under the Local Development Framework and commented that planning policy should provide a balance in order to prevent harm to residential areas.

Councillor Yates, as the relevant Portfolio Holder, introduced the report and noted that there was a need to renew the Article 4 Direction as it was near to expiry, which would have an affect on 13 wards in the Borough. Having listened to the opinions and comments of residents and Councillors he stated that the reasons for the confirmation were obvious and there was a need for HIMO's to be properly regulated, through the planning system and commented that there was a real need to renew the existing orders.

Councillor Malpas commented that when examining the account of some of the HIMO landlords it was incongruous to the experiences voiced by the residents.

The Chairman thanked the members of the public for their contributions and stated that the report was a way of looking forwards and anticipating any future problems that could arise. Referring to Councillor Markham's comments with regards to planning policy, it was noted that the Director of Planning and Regeneration and the Director of Housing would work together in examining policy and a report would be brought back to Cabinet in early 2012.

#### **RESOLVED:**

1. That the 'Immediate' Article 4 Direction which removed permitted development rights for change of use from C3 to C4 for an area bound by Holly Lodge Road to the north of the area, the Borough boundary to the east, Boughton Green Road to the south (including properties fronting the Road on the southern side) and Harborough Road to the west (including properties fronting the Road on the western side) as shown on the attached plan at Appendix 1 of the report be confirmed.
2. That the 'Non-immediate' Article 4 Direction which removed permitted development rights for change of use from C3 to C4 for the rest of the area comprising the remaining part of the central and northern parts of the Borough as shown on the attached plan at Appendix 2 of the report be confirmed

#### **7. COMMUNITY CENTRES - MANAGEMENT ORGANISATION APPOINTMENTS**

Councillor Mason addressed Cabinet and whilst supporting the report, she voiced a number of concerns with regards to Community Centres and questioned whether the Council would be able to take action in the future should the Community Centres experience any problems. She commented that the Council should ensure that local people are getting the correct opportunities and expressed the need for adequate backing and support being mindful of the current recession. She also requested support for the Spencer Dallington Community Centre, which had many dealings with the support of the older generation.

Councillor Glynane spoke as the Chair of the Southern Quarter Development Group that looked after Far Cotton Recreational Centre. He congratulated officers who had been involved in the project and offered his full support, which he considered a step towards Localism. He reported that he had confidence in the success of Community Centres and that not only will they deliver a good service but would improve sustainability in the areas. He commented that Councillor Malpas had spoken of the Management Appointment 2 years ago and had referred to it as having been a cost cutting measure.

Councillor Palethorpe, on behalf of the Portfolio Holder, thanked the officers involved. He expressed his wish to allay the fears that Councillor Mason had voiced and reassured her that the Council would provide organisational and financial support. He commented that people would be empowered to contribute towards their communities. He congratulated all organisations on their success and expressed his appreciation for the work that had been carried out and stated that the Council would continue to support and have a responsibility in supporting the Community Centres.



The Chief Executive explained that the proposals would enable the transfer of power and opportunities back into the communities and placed emphasis on the development of relationships and support, which he considered to be extremely positive. He commented that there had been extensive dialogue with the Community Centres and was assured that the Centres would do themselves proud.

Councillor Yates reported that he was glad to see that flexibility was being demonstrated with regards to the different needs of the Community Centres. Councillor Malpas, in response to comments made by Councillor Glynane, informed Cabinet that he had previously commented that he did not want Management Appointments to be a cost cutting measure but emphasised that he was predominantly concerned about community centres being left to stagnate and fall into disrepair.

#### **RESOLVED:**

1. That in principle the appointment of the following organisations to manage and deliver community services from the community centres indicated be approved:
  - Deafconnect, to manage Spencer Dallington community centre;
  - Community Spaces Northampton (CSN), to manage Bellinge, Briar Hill, Kingsthorpe, Rectory Farm, Southfields (Bob Purdey Centre), Standens Barn and Vernon Terrace community centres
2. That authority be delegated to the Borough Solicitor to sign the leases and management agreements in accordance with the Framework (Appendix of the report) on the Council's behalf.

#### **8. COMMISSIONING FROM THE VOLUNTARY AND COMMUNITY SECTOR**

Councillor Beardsworth commented on the importance of the report and spoke of her concerns that the Commissioning from the Voluntary and Community Sector be funded correctly and that a high amount of resources be provided.

Councillor Palethorpe, on behalf of the Portfolio Holder, explained that the report had been bought back from Overview and Scrutiny Committee, the work for which he thanked. He commented that funding needs and explained that those who were most in need would get the services they required.

The Chief Executive reported that the Overview and Scrutiny Committee had paved the foundations of the framework, which had focused on shared objectives. In developing the framework, there was strong demand to make it as democratic and transparent as possible with limited bureaucracy with a continued dialogue.

The Chairman thanked the officers and the work carried out by the Overview and Scrutiny Committee. He stated that the key to success would be the reduction of bureaucracy to allow focus to be placed into the energy into providing a service.

Councillor Hadland commented that he hoped that the framework would reflect different sizes of the Voluntary and Community Sector and all of them would be listened to.

#### **RESOLVED:**

1. That recommendation 1 of the Overview and Scrutiny report but with the task of developing a draft commissioning framework such that it is

refocused on promoting the use of grants as well as commissioning, and with an emphasis on developing a relationship through dialogue with local Voluntary and Community Sector (VCS) providers to shape services such that they meet both the Council's and VCS organisations' objectives be agreed.

2. That recommendation 2 of the Overview and Scrutiny report, to manage the process of change to new or revised arrangements but to involve both grants and commissioning, acknowledging that this may need to be introduced in stages be agreed.
3. That recommendation 7 of the Overview and Scrutiny report, that in order to identify outcomes to be commissioned in a particular service area, the Council and the VCS should work together where appropriate to assess needs be agreed.
4. That recommendations 3 to 6, 8 and 9 of the Overview and Scrutiny report be agreed.

## **9. TREASURY MANAGEMENT OUTTURN 2010-11**

Councillor Bottwood, as the relevant Portfolio Holder, submitted a report, which he explained, was the Treasury Management Outturn for the year ending 31 March 2011. It was noted that the Audit Committee had made no comments other than to congratulate officers on the treasury management performance. He reported that long term borrowing stood at £32 million against the affordable borrowing limit of £50 million. With regards to investments, it was noted that there had been high prescribed investment and noted that there was a potential to sharing services with other authorities in this area. It was further noted that £1,117K backdated interest on a refund from Her Majesty's Revenues and Customs, on overpaid VAT in previous years had been received by the Council.

The Director of Finance and Support commented that she would start to research the possibility of working with other Local Authorities in developing a shared service

The Chairman reported that in the last 4 years, the Council's Treasury Management had been a leader in its field and congratulated the finance department on their excellent work.

### **RESOLVED:**

That Council note the treasury management performance in 2010-11.

## **10. DRAFT HOUSING REVENUE ACCOUNT OUTTURN**

Councillor Bottwood, as the relevant Portfolio Holder submitted a report, which identified the outturn position for the 2010/2011 Housing Revenue Account (HRA) subject to audit. He referred to Appendix 4 – Summary of HRA Earmarked Reserves 2010/11 and particularly welcomed the 'Supporting People Reserve' of £500K.

Councillor Malpas thanked the Director of Housing and the Director of Finance and Support with regards to the HRA balance. He expressed his appreciation at the £500K being earmarked into the 'Supporting People Reserve', which would provide a safety net for those most deserving.

The Chairman thanked the Finance team for the report and noted that the Council's Reserves looked healthy.

### **RESOLVED:**

1. That the outturn position for the Housing Revenue Account (HRA) be noted.

2. That the increase in the HRA Capital Programme Reserve of £3.6m to £12.86m and also, the setting up of a new HRA Self-financing Reserve of £2m and a new HRA Supporting People Reserve of £500k (as shown in Appendix 4 of the report) be noted.

## **11. DRAFT CAPITAL OUTTURN**

Councillor Bottwood, as the relevant Portfolio Holder submitted a report on the Draft Capital Outturn 2010/11, subject to audit. He explained that the total outturn capital expenditure (for 2010/11) was £20 million, with a Final Approved Budget of £34 million. He further reported that there was a Carry Forward of £12 million, but that the funding was fully committed but not spent, due to timing issues.

The Chairman commented that the Capital Programme had always been about delivery and was glad to see that once again it had been well delivered.

### **RESOLVED:**

1. That the outturn position for the Council's capital programme for 2010-11
2. That the carry forward of unfinished capital schemes from 2010-11 into the 2011-12 capital programme be approved.

## **12. DRAFT GENERAL FUND OUTTURN**

Councillor Bottwood, as the relevant Portfolio Holder introduced the report and noted that the outturn position was subject to audit. He reported that there were positive variances and the ongoing savings being made had been reflected in the 2011/12 budget.

The Chairman commented that the outturn position for the revenue General Fund was good news. He explained that it be noted that when reserves are spoken about, it doesn't always equate to there being surplus amounts of cash. Whilst it may appear that there is funding available, it was necessary to remain frugal and aware of the current financial situation. He thanked the finance team for their work and paid tribute to the members of the team who had been involved.

### **RESOLVED:**

1. That the outturn position for the revenue General Fund be noted
2. That the net movement in Reserves of £3.1m, and the detailed movement in Earmarked Reserves shown in Appendix 4 of the report be noted.

## **13. FINANCIAL MONITORING DASHBOARD TO THE END OF MAY 2011**

Councillor Bottwood, as the relevant Portfolio Holder submitted a report, requesting changes to the capital programme for 2011/12.

Councillor Malpas, as the Portfolio Holder for Housing, spoke of the proposed reduction in the Decent Homes Programme for 2011-12, which would increase in future years. He further reported that money was being spent on Disabled Adaptations of Council Stock and up to 400 houses were going to have heating replacement. It was explained that this would take customers out of fuel poverty and would specifically help people on the lowest incomes.

The Chairman welcomed the report and congratulated the housing team on the proposed work and the planned heating replacements, which would ease fuel poverty for residents.

The Director of Housing reported that the planned programme of work to deliver the Planned Heating Replacement would commence on Thursday 28<sup>th</sup> July 2011.

**RESOLVED:**

That the following additions to the capital programme 2011-12 be approved

<b>Scheme Reference &amp; Description</b>	<b>2011-12 £</b>	<b>Future Years £</b>	<b>Funding Source</b>
<b>HRA</b>			
2011-12/HRA23 External Gas Supply Replacement	100,000	0	Prudential Borrowing

That the following variations to the capital programme 2011-12 be approved.

<b>Scheme Reference &amp; Description</b>	<b>2011-12 £</b>	<b>Future Years £</b>	<b>Funding Source</b>
<b>Housing Revenue Account</b>			
2011-12/HRA01 V01 Decent Homes	(4,823,000)	4,395,000	Prudential Borrowing
2011-12/HRA05 V01 Disabled Adaptations (Council Stock)	500,000	0	Prudential Borrowing
2011-12/HRA17 V01 Planned Heating Replacement	1,400,000	0	Prudential Borrowing

**14. EXCLUSION OF PUBLIC AND PRESS**

The Chair moved that the public and Press be excluded from the remainder of the meeting on the grounds that there was 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.

The Motion was Carried.

The meeting concluded at 19.18

**Monday, 31 January 2011 at Northampton**

**PRESENT:** Councillor Chris Millar (Chair); Councillor Mary Clarke (Deputy Chair);  
Councillors Wendy Amos, Jim Bass, Robin Brown, Joy Capstick, Richard Church, Stephen Clarke, Andres Gonzalez de Savage, Brian Hoare, Brian Markham, Chris Over, John Townsend and Tony Woods

**1. APOLOGIES FOR ABSENCE**

There were none.

**2. MINUTES**

The minutes of the meeting of the Joint Planning Committee held on 26 October 2010 were agreed and signed by the Chair.

**3. DECLARATIONS OF INTEREST**

Councillor Millar declared a Personal interest in item 6 – West Northamptonshire Pre Submission Joint Core Strategy in so far as the discussion related to the WNDC Northampton Planning Committee of which he was a member.

Councillor Church declared a Personal interest in item 6 – West Northamptonshire Pre Submission Joint Core Strategy in so far as the discussion related to the WNDC Northampton Planning Committee of which he was a member.

**4. MATTERS OF URGENCY**

There were none.

**5. PUBLIC PARTICIPATION (IF ANY)**

Roger Kingston stated that the revised Joint Core Strategy had ignored the thousands of comments made by the public in respect of the consultation on the Emergent Joint Core Strategy. No revisions had been made and the report stated, in his view arrogantly, that no changes were required. Paul Hobden in a recent article on trends in planning strategy had quoted Andrea Leadson's comments that planning in West Northamptonshire was in a mess; there was no respect of history or planning policy. Mr Kingston referred to what he believed had been the mistakes of the development of Northampton East. It was critical that infrastructure was put in before development took place. The development of Northampton East had not done anything to protect Northampton Town Centre. He believed that the Joint Core Strategy was an unsound foundation upon which to base planning decisions and noted the spin in respect of the orbital by-pass (North West Northampton) that would be a single carriageway road to nowhere. Mr Kingston commented that unless Councillors abandoned the Joint Core Strategy he would continue to campaign against them at the forthcoming local elections in May.

David Ballard stated that he was the new Chair of the Mid Northamptonshire Parishes

Association. They had been involved in this process for some years and wished to put a marker down in respect of their continuing interest. The Association shared concerns that infrastructure should be put in place before development took place. He noted that the Joint Core Strategy did recognise this but that there was no detail as to how this would be achieved. He understood that other public bodies such as the NHS and Education were independent but would have preferred more detail on how this infrastructure would be dealt with.

Councillor S Hollowell commented that his comments were directed at the public. The Joint Core Strategy being presented to the meeting was very different to that presented a year previously. Some people would be happy with it and some would not. People should remain engaged with the process; if they did not others would, so that at a public inspection, a Inspector might be influenced by developers and other interests. The public needed to ensure that their voice was heard.

## **6. WEST NORTHAMPTONSHIRE PRE-SUBMISSION JOINT CORE STRATEGY**

The Head of the JPU submitted a report that sought approval for the publication of the Pre Submission version of the West Northamptonshire Joint Core Strategy, as attached to the report, for the statutory six weeks representation period in accordance with Regulations 27 and 28 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. Any representations should be in respect of the soundness and legality of the document. He referred in particular to paragraphs 3.1, 3.2 and 3.3 of the report and noted that the Pre Submission Draft did not fully accord with the RSS in the light of the Government's intention to repeal RSSs but did reflect local need and deliverability. It did set out where development would and would not take place and where land would be protected. The overriding principle was "no infrastructure, no development".

The Head of the JPU commented that the Joint Core Strategy was the longer term strategic plan for the area. It was not intended to deal with detail. It provided a spatial vision and listed activities that would take place in different areas. The process had begun with an Issues and Options exercise in 2007 which had led to the Emergent Joint Core Strategy in 2009 and a Regulation 25 Consultation to highlight other related issues. There had been significant public response to these consultations that had been reported to the Joint Planning Committee over the previous year and the Officer response to the consultation on the Emergent Joint Core Strategy formed Appendix 2 of the report. The report before the Joint Committee was the culmination of all of that work. A list of documents forming the Evidence Base was set out on page 186 of the Pre Submission Draft and the documents themselves either were or shortly would be available from the JPU's web site. The Communication and Consultation Strategy that the Joint Committee had previously approved, was appended at Appendix 3.

The Head of the JPU referred to the Pre Submission Draft of the Joint Core Strategy that was appended to the report as Appendix 1 and highlighted the sections within it. The Strategy sought to maximise the use of existing land and buildings but recognised that all of the demand could not be met without Sustainable Urban Extensions (SUEs). 50,150 homes needed to be provided by 2026 which was a significant reduction on the RSS figure of 62,000. 16,000 jobs were also needed by 2026 across a broad economic base. Appendix 4 of the Pre Submission Draft set out the Infrastructure Delivery Plan Schedule that had been compiled following extensive consultations with service providers and partnering authorities. It set out estimated costs and timescales and the policy requirements for each SUE. Other key documents to the Pre Submission Draft included a Sustainability Appraisal and Equalities Impact Assessment. If the Joint Committee were minded to approve the Pre Submission Draft, the six weeks statutory consultation referred to above, would commence on 17 February 2011 and end on 31 March. The Joint Committee would then consider the consultation responses and then be asked to approve the document for submission to the



Secretary of State.

The Chair commented that the huge amount of work undertaken to get to this stage needed to be recognised. The concerns expressed by members of the public in respect of infrastructure were shared by the Joint Committee: the Joint Committee supported the principle of “no infrastructure, no development”. The Chair acknowledged the comments made by Councillor Hollowell in recognising the difficult situation that existed and that not everyone would be happy with the Pre Submission Draft: the issue still remained that West Northamptonshire had a housing problem that needed dealing with.

Councillor Wendy Amos proposed and Councillor Chris Over seconded “That recommendation 3 be amended to read “Authorises the Head of the Joint Planning Unit in consultation with the Chair of the Joint Strategic Planning Committee to agree any.....”. The amendment was agreed.

In answer to questions, the Head of the JPU commented that for the public consultation a Guide and Note would be produced to be read alongside the Pre Submission Draft to help explain it and the purpose of the consultation. All respondees would have their responses acknowledged together with a unique reference number.

Councillor Richard Church observed that the Pre Submission Draft was a very different document to the Emergent Joint Core Strategy that had been published in 2009. This was largely due to the demise of the RSS, and therefore it was not constrained by it. The housing and employment needs now reflected the natural population growth of the towns and villages making up West Northamptonshire ie the needs of the current population and their children. Massive inward migration to West Northamptonshire was not foreseen. The alternative, if this housing was not provided, would be that people would either live in overcrowded conditions or would be homeless. He commented that there appeared to be misconceptions by the public and elsewhere about the effects of the Localism Bill, currently before Parliament: Local Authorities would still be expected to produce Core Strategies and Greg Clarke MP, on 24<sup>th</sup> January 2011 had made a statement that Local Authorities that already had Core Strategies should continue to use them and that those who were did not should make swift progress to complete them. Infrastructure was very important and the Pre Submission Draft set this out in a strategic way. He referred to concerns in respect of the development of Buckton Fields and the effect upon the infrastructure of Kingsthorpe Corridor, and in particular, the Cock Hotel Junction in terms of further congestion and air pollution.

Councillor Richard Church proposed and Councillor Tony Woods seconded “That and additional policy principle be added to Policies N4, N8 and N11, to read: “A financial contribution to improvements to the Kingsthorpe Corridor (A508) including the Cock Hotel Junction” and that an additional policy justification be added to the associated Polict Justification for these policies. The proposed additional policy justification would be added to the existing paragraphs regarding transport improvements. The exact wording would vary between each policy justification, but would essentially state the following: “Financial contribution will be required for other highway infrastructure improvements as identified in Policy XX and through detailed transport assessments.”” The amendment was agreed.

In answer to questions concerning how infrastructure projects would be paid for the Head of JPU commented that it was true that small scale developments would not deliver the infrastructure required, however, the Strategy needed to be viewed as a whole and therefore the infrastructure quantum as a whole, so that, for example, the infrastructure requirements of the three SUE’s north of Northampton should be viewed as a whole. Furthermore, the Infrastructure Strategy set out a phasing of provision that should be read against the phasing of housing delivery and jobs delivery. Everything should be in the right order

otherwise planning permission should not be granted.

The Chair invited each member of the Committee to comment and or make suggestions for alterations to the Pre- Submission Draft Joint Core Strategy.

Councillor Jim Bass queried the apparent disparity between housing need of 50,000 homes and job creation of only 16,000. He also commented upon the coalescence of the Northampton North SUE with Overstone and junction issues at the Round Spinney Roundabout. He hoped that there would be both good quality houses and jobs. The Head of JPU commented that population projections predicted a 26% increase in the numbers of people aged between 76 and 89 over the next few years and therefore not so many jobs would be required. Coalescence was an issue that Supplementary Planning Documents (SPDs) would need to address and it was agreed that these situations should be avoided.

Councillor Joy Capstick commented that the provision of jobs was crucial and welcomed Northampton, Kings Heath SUE as a means of providing good quality housing and a school to this area.

Councillor Chris Over observed that good quality housing and jobs were key to the development of both Daventry and Brackley. He also emphasised the importance of protecting Borough Hill and Daventry Country Park which was already mentioned in the Pre Submission Draft.

Councillor Wendy Amos commented that she supported the need for the Strategy and requested that if the park and ride proposal at Northampton, Kings Heath was not proceeded with that the site be retained as public open space. It was noted that if the ambition was to have a park and ride site, then this should be made a requirement.

Councillor Wendy Amos proposed and Councillor Chris Over seconded:

- “1. That a map of DIRFT be produced to accompany the “Submission” Joint Core Strategy.
2. That in respect of the Daventry North East SUE on page 148 of the Pre Submission Draft paragraph 13.26 be continued with the following wording:

“It is essential that there is a clear separation between the proposed allocation and the village of Norton to the east. An extensive area of Structural Greenspace is proposed in this location to contain the development and to reinforce this important gap. It will provide space for planting to reduce the visual impact of development in this location on views from Norton, and will help to protect the setting of Borough Hill, a Scheduled Ancient Monument.”
3. That in respect of Policy N7 in relation Northampton Kings Heath SUE on page 131 of the Pre Submission Draft, paragraph 12.56 be continued by the following:

“The allocation extends to the west to accommodate land for a park and ride site as part of the transport strategy which provides for park and ride sites around the town (policy C5).”
4. That in respect of the JPU response to Question 29 on page 88 of Appendix 2 the reasons for rejecting this option should extend beyond merely a job numbers issue and should make reference to other planning issues made by many consultees; the following to be added to the JPU response:

“In addition there is concern that this location is not well related or connected to the existing built form of Northampton and would not therefore result in a



sustainable form of development. An allocation in this location would attract investment that would be better located in Daventry and Northampton, and hence this allocation would be harmful to plans for their regeneration.”

The amendments were agreed.

Councillor Robin Brown commented that he pleased with the Pre Submission Draft and that should protect Councils from attacks by developers. He was also pleased with the proposals for Park and Ride and the plans for a modal shift in transportation. In respect of the comments made in respect of the past development of Northampton East he asked what was different about this strategy. The Head of the JPU commented that this strategy required that infrastructure was put in place ahead of development and that modern design and building standards were greatly different to 40 years ago.

Councillor Andre Gonzalez de Savage expressed concerns in relation to pages 128, 129 and 130 of the Pre Submission Draft in respect of the existing pressures at peak times on the A45 junctions in Northampton and at Junction 15 of the M1. The proposals to build thousands of homes nearby to these junctions would worsen the situation and he queried the effects on deliveries to these homes, access by emergency vehicles, air pollution, pressures on the existing road network and the need for secondary schools and the need to protect existing communities. He also noted that public transport measures alone were unlikely to resolve the situation and that public money for solutions would not in future be available.

The County Transportation Officer commented that all development created new transportation pressures and that the previous Emergent Joint Core Strategy had recognised this in respect of the A45 in Northampton. The Pre Submission Draft proposals spread those pressures out more evenly but there was still a need to encourage a modal shift in transportation away from the car. He noted that in built up areas there were limited opportunities to create new road based infrastructure that was a further reason to encourage a modal shift. The Head of the JPU stated that the County Council had undertaken extensive work on transportation issues. Developers would be required to meet the costs. Pollution and mitigation measures were included in the Pre Submission Draft. The Draft also reflected the requirements of the County Education Officer in respect of schools.

Councillor Mary Clarke commented that South Northants Council had agreed that the JPU should prepare this Pre Submission Draft to replace the previous Emergent Joint Core Strategy that had been unacceptable. The Pre Submission Draft reflected many of the comments that had been made by the public. South Northants Council was required to provide 6,043 out of 19,900 across West Northamptonshire as a whole. She believed that this Strategy could be disaggregated by District and reflected local need. New arrangements would be needed to meet the terms of the Localism Bill; there would be a statutory duty on neighbouring Councils to co-operate. South Northants would continue to do so; it had many shared interests with its neighbours and consideration would need to be given as to how this would work in the future. All parties should remain engaged in the process. She supported the Pre Submission Draft which she believed was more robust than the Emergent Joint Core Strategy however she felt that the Strategy needed to be clearer in respect of jobs. Councillor Clarke referred to page 155 of the Pre Submission Draft and noted that the proposals for Towcester were Plan and Infrastructure led: the A5 by-pass and sustainable transportation measures were vital to reduce air pollution. A firm commitment was needed to ensure that the infrastructure would be provided ahead of the housing development in view of the downward revision of housing numbers.

The Head of the JPU stated that a substantial amount of land had already been allocated for employment and was carried through to the Pre Submission Draft. All the SUEs had regard to local employment needs. It was not clear how the current economic recession would

develop and so the Strategy needed to be flexible. There was scope for more jobs to be created so as to reverse any outward migration. Unallocated land could attract inappropriate planning applications. It was agreed that it was important to resolve the Towcester Town Centre pollution issues.

Councillor John Townsend stated that he supported the Pre Submission Draft which for the first time brought together the needs of West Northamptonshire. The Emergent Joint Core Strategy had been top down whereas the Pre Submission Draft was based on locally derived numbers. It provided a challenge to Developers to provide the required infrastructure ahead of planning permission being granted. It provided a good starting point. He believed that it was in everyone's interests to support the development of Northampton so as to improve the County Town. The WNDC would implement the Strategy. There were also challenges for the rural areas including Silverstone, Brackley and Towcester. The Strategy represented the first local plan since 1997 and he hoped that the Localism Bill would not take matters backwards. He urged people to remain engaged with the process.

Councillor Stephen Clarke commented that the Strategy provided a plan for the sustainable development of urban and rural areas. He supported the recommendations in the report.

Councillor Richard Church commented that the Pre Submission Draft recognised the importance of Town Centres and put an emphasis on the regeneration of them. Northampton Borough Council had already agreed a Town Centre Area Action Plan. Successful Towns were judged by the success of their Town Centres.

Councillor Brian Hoare noted the amount of work that had taken place to draw together the Evidence Base. Each of the District Councils had out of date local plans and the Pre Submission Draft represented a big step forward if it was agreed. It would also be a welcome step to rescind the former Emergent Joint Core Strategy. He observed that the provisions on pages 17 and 47 of the Pre Submission Draft in respect of climate change and renewable energy were important and welcomed the provision for the removal of facilities should they no longer operate. He believed that the Strategy had been informed by public comment and debate.

Councillor Tony Woods referred to comments made earlier in the meeting concerning the mistakes made in developing the Eastern District of Northampton. He acknowledged that mistakes had been made but that decisions had been made at that time on the best information that had been available. The Joint Committee could only hope to minimise its own mistakes as might be judged by those sometime in the future. The negatives of Northampton East had been its overall design and quality. Estates had been designed with cars on the outside and people on the inside which, although sounding good and some of the estates had won design awards, inadvertently had built in crime. There had been problems with the design of the houses themselves, the materials that had been used and standards of insulation and heating that compared very poorly with homes in Scandinavia and Germany. Furthermore, the Eastern District had been built as an add on to Northampton rather than being intended to be linked to it. There had been an over reliance on social housing whereas now it was accepted that a mixed housing approach was accepted as being sustainable. On the positive side there had been a good mix of schools, employment, the provision of a district centre and the provision of good open spaces. Although the car was the main means of transport the Pre Submission Draft recognised the potential for public transport, cycling and walking. The Strategy represented a snap shot in time and had been produced at a time of economic recession: it reflected the cuts in public expenditure. Northampton Borough Council had an increasing housing problem with approximately 8,000 people on its housing waiting list. In addition there were those who currently shared accommodation that would like their own home. The 50,150 homes to be provided by the Strategy assumed no inward migration but if Northampton was successful as everyone wanted it to be then it would grow. The Strategy needed to be flexible so that it

could be reviewed over time. It would effectively cover a period of fifteen years and objectives over a longer period of time, perhaps 30 to 40 years, were needed accepting that they would not be clear. New UK commercially built homes were 15% smaller than the European standard and the average age of the First Timer Buyer was now 37. He believed that if communities were to work together then they had to provide the same opportunities to future generations that the Baby Boomers had enjoyed.

Councillor Brian Markham noted that of the 50,150 homes to be provided approximately 30,000 had already been built or had received planning permission. No-one could know definitely if the balance of homes and jobs and the infrastructure requirements was correct because of the economic situation. However, he felt that 50,150 new homes felt about right in the present circumstances. He did not anticipate that much of the infrastructure would be provided, or that there would be many housing starts, over the next three years. He noted that press coverage had focussed on comments made by Roger Kingston that mainly related to the Northampton SUE's, however the Strategy was about a great deal more than that; it was about regeneration, leisure and jobs throughout West Northamptonshire. The regeneration of deprived areas of Northampton would affect a greater area of the Town.

The County Education Officer stated that the plans for education were based on the demand for school places. Increasing births in the Town Centre was putting pressure on primary school places. In time this pressure would move to secondary schools. The growth to the west of Northampton required the provision of one extra secondary school. However, as much of the planned growth was scattered a better approach in those areas might be to extend existing schools. The Education Authority were considering the issues and it was possible that further secondary school provision would be needed post 2020.

In answer to a question the Head of the JPU noted that Policy C3 on page 55 of the Pre Submission Draft referred to improved rail services and journey times and included links between Long Buckby and Daventry Town Centre.

Councillor Wendy Amos welcomed the reduced size of the Northampton North SUE but remarked that the necessary infrastructure would need to make a massive improvement to existing issues.

Councillor Andre Gonzalez de Savage noted that in the future there would be very limited public funding opportunities and therefore there was a need to be realistic about what could be provided.

The Chair commented that everyone accepted that there needed to be a Strategy and that this meeting of Joint Committee marked an important stage in achieving that. Without a Joint Core Strategy there would be no opportunity to attract the inward investment that was vital to the future development and regeneration of Towcester, Brackley, Daventry and Northampton. The Strategy needed to serve the existing population.

- RESOLVED:**
1. That the Officer responses, as amended, to the representations received to the West Northamptonshire Emergent Joint Core Strategy, July 2009, as attached to the report as Appendix 2, be noted and approved.
  2. That the Pre Submission version of the West Northamptonshire Joint Core Strategy, as amended, be approved for the statutory six weeks representation period in accordance with Regulations 27 and 28 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, to run from 17<sup>th</sup> February 2011 to 31 March 2011.
  3. That the Head of the JPU in consultation with the Chair of the West

Northamptonshire Joint Strategic Planning Committee be authorised to make any editorial changes required to the Pre Submission version of the West Northamptonshire Joint Core Strategy.

4. That the West Northamptonshire Emergent Joint Core Strategy published in July 2009 be rescinded on the basis that it is now replaced by the Pre Submission version of the West Northamptonshire Joint Core Strategy.

The meeting concluded at 20.05 hours.

Appendices  
2



**NORTHAMPTON**  
BOROUGH COUNCIL

## CABINET REPORT

<b>Report Title</b>	<b>Northampton Skatepark Location</b>
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**AGENDA STATUS:** Public

<b>Cabinet Meeting Date:</b>	14 <sup>th</sup> September 2011
<b>Key Decision:</b>	No
<b>Listed on Forward Plan:</b>	No
<b>Within Policy:</b>	Yes
<b>Policy Document:</b>	No
<b>Directorate:</b>	Planning and Regeneration
<b>Accountable Cabinet Member:</b>	Cllr. M Hill
<b>Ward(s)</b>	Rushmills Ward

### 1. Purpose

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- 1.1 To approve a preferred Skatepark location having considered an evaluation of potential sites.

### 2. Recommendations

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- 2.1 That the preferred Skatepark location on Midsummer Meadow be approved as a key component of the emerging Nene Meadows Masterplan (CAAP Policy 31 - 2011).
- 2.2 That subject to the approval of Recommendation 2.1, the committed ongoing revenue costs of £5,000 be included in the revenue budget for 2012/2013 onwards.

### **3. Issues and Choices**

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#### **3.1 Report Background**

- 3.1.1 Northampton Borough Council approved a capital project with a budget of £250,000 for the design and construction of a Skatepark at Cabinet on 3<sup>rd</sup> November 2010.
- 3.1.2 Northampton Borough Council (NBC) has been working closely with the Skatepark Action Group (SAG) to bring this project forward. Officers have been liaising closely with SAG to establish a preferred location for a Skatepark for Northampton and the wider region.
- 3.1.3 The 'Locating a Skatepark in Northampton' report establishes a consistent 2 stage approach to the evaluation of potential sites by establishing assessment matrices; see Appendix A for more detail. This ensured that sites under consideration were measured against the same set of criteria.
- 3.1.4 The Stage One Guiding Principles to assess the potential locations for a Skatepark were:
- a) Central/town centre location preferred – although if the site is of significant quality, users will be prepared to travel.
  - b) Fits with Policy and or Masterplan for the area.
  - c) Level of residents, 'friends' and Skatepark Group support for the project
  - d) Match Funding Availability (funding from HCA, WNDC, S106 and others).
  - e) Ownership – Considers whether land is under NBC ownership, other public organizations or private ownership.
  - f) Minimal Crime and Community Safety issues
  - g) Accessibility to site for potential users.
- 3.1.5 Stage Two – Scrutiny of the top 3 scoring sites followed the Stage One Evaluation, further consultation feedback was considered by NBC and project partners.
- 3.1.6 NBC Planning Policy team is developing the Nene Meadows Masterplan (CAAP Policy 31 - 2011) as part of a Supplementary Planning Document; this fully supports in policy terms Midsummer Meadow as the location for a Skatepark. A plan of the proposed location for the Skatepark, is attached, see Appendix B.

## **3.2 Issues**

- 3.2.1 The need to choose a preferred site is critical for the Skatepark project to progress towards delivery:
- a) It will enable the Skatepark Action Group to apply for additional funding;
  - b) It will enable Officers to release the 'Design and Build' Brief to Contractors for procurement purposes;
  - c) Allow Officers to begin work on preparing the Planning Application and supporting documents, which, in itself, will allow for formal consultation.
- 3.2.2 Midsummer Meadow is on a main route into Northampton, and the appearance of a Skatepark at this location will require careful design and landscaping which will be dealt with within the planning application.
- 3.2.3 One of the key tasks set for the 'Skatepark Action Group' to partner NBC in bringing forward the project was to secure additional funding. Though they are progressing with this, as yet they have not achieved any additional funding. A preferred location and formal planning application will support their continuing efforts.

## **3.3 Choices (Options)**

- 3.3.1 There are two choices available.
- a) Approve the preferred location for the Skatepark at Midsummer Meadow.
  - b) Not approve the site and ask for more work and evaluation of potential Skatepark location sites in Northampton.
- 3.3.2 Given the need to have an approved location and the evaluation and consultation work that has already been undertaken, Option b) is unlikely to identify a better site. Option a) is the preferred approach.

## **4. Implications (including financial implications)**

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### **4.1 Policy**

- 4.1.1 The preferred location of the Skatepark on Midsummer Meadow supports current planning policy and would be in line with the emerging Masterplan for Nene Meadows. Identifying a "preferred" location at this stage in the project does not and cannot prejudice the determination of a subsequent planning application.

## **4.2 Resources and Risk**

- 4.2.1 If the proposed preferred location is approved, the principle resource implications are on Officer time to deliver the project and to bring forward an appropriate planning application. Planning Committee will need to consider such an application and take into account any representations received.
- 4.2.2 If a preferred location is not approved and more work on the evaluation is asked for, this will delay the delivery of the project. This will disappoint our partners, particularly the Skatepark Action Group, who fully support Midsummer Meadow as the preferred location.
- 4.2.3 A capital budget of £250k has been set aside to deliver this project and all costs must be contained within this sum. The ongoing maintenance costs for this facility has not yet been budgeted for and will need to be included in the revenue budget for 2012/2013 onwards. The cost is currently estimated at £5,000 and Cabinet will need to agree this, in principle, at this time, if the project is to proceed to procurement.

## **4.3 Legal**

- 4.3.1 It is likely (dependent upon final management responsibility for site) that Northampton Borough Council will have to cover the Public Liability Insurance for a facility on land in Northampton Borough Council's ownership. This will need to be agreed as part of the annual ongoing cost.

## **4.4 Equality**

- 4.4.1 A Screening Equality Impact Assessment, Part 1, of the Strategy has been undertaken. Two issues were identified that could potentially have an adverse effect on the equality strands:
- a) Difficulties in ensuring that a full range of age groups can use the facility;
  - b) Disability access
- 4.4.2 If the Skatepark is designed appropriately and youth workers help breakdown barriers between different youth groups, the identified issues would be reduced. Therefore, a full impact assessment was not deemed necessary.

## **4.5 Consultees (Internal and External)**

- 4.5.1 Internal consultation has been undertaken, as part of the formulation of the location options including consultation with – Asset Management, Planning Policy, Development Control, Community Safety, Legal Services, Regeneration, Development and Assets, Sports Development (now Northampton Leisure Trust) and Parks Maintenance (now Enterprise Ltd). External consultation has included – Skatepark Action Group, Representatives of Friends of Parks and Northamptonshire Police.



4.5.2 Further detailed consultation would be undertaken as part of the formal planning process, allowing all material planning considerations to be fully considered.

4.5.3 As an integral part of the emerging Midsummer Meadows Masterplan, a range of consultation exercises/workshops have been completed which have influenced the preparation of the overall Masterplan to date. A report to Cabinet is expected by the end of the year to consider the plan for the purposes of formal consultation.

#### **4.6 How the Proposals deliver Priority Outcomes**

4.6.1 The implementation of a Skatepark contributes towards a number of our priorities, particularly the delivery priorities for our community and our town by, supporting access to quality leisure facilities, supporting initiatives on healthy living – CP3 and by delivering inviting and enjoyable open spaces - CP5.

4.6.2 Implementation of a Skatepark also fulfills one of the outcomes of the Corporate Plan, which is to, 'Create a Skatepark.'

#### **4.7 Other Implications**

4.7.1 Following the approval at Cabinet in November 2010 and a number of questions to full Council in 2011, there is an expectation from partners that a Skatepark will be delivered in a timely manner and for this to happen a decision on location is now required.

### **5. Background Papers**

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5.1 Cabinet Minutes from November 2010.

#### **Report Authors**

**James Ogle**, Senior Regeneration Officer, ext 8950.



## **Locating a Skatepark in Northampton**

Following the approval by Cabinet on the 3/11/2010 of £250,000 for a Skatepark in Northampton, there is an initial need to agree a location for a Skatepark, to ensure delivery of the project in 2011/12.

The Borough Council in partnership with the Skatepark Action Group is looking at possible locations for a large scale Skatepark facility of approximately 900 sq m.

### **Methodology used to review Potential Sites:**

The consultation and discussion so far indicates that there are a number of guiding principles for assessing potential locations, these are:

- Central town centre location preferred – although if the site is of significant quality, users will be prepared to travel.
- Fits with Policy and/or Masterplan for the area and the relationship with surrounding land use
- Level of residents, 'Friends' and Skatepark group support for the project
- Match Funding Availability (funding from HCA, WNDC, S106 and/or others)
- Ownership - Considers whether land is under NBC ownership, other public organization or private ownership – if not in NBC ownership or public ownership, costs of project may dramatically increase
- Crime and Community Safety as a potential risk
- Accessibility – To public transport routes, in accessible locations for population of Northampton, not in a particular 'neighbourhood', which could promote territorial issues reducing access from users who live outside the area.

### **Process**

In order to ensure that a consistent approach has been used for the evaluation of sites, an assessment matrix has been designed. This ensures that all sites are measured against the same set of criteria.

The matrix includes a two-stage evaluation process.

**Stages**  
**Stage 1 - Table 1 Evaluation Matrix:**

Potential Locations	Centrally Located	Rank Score	Fit with Policy/Masterplans	Rank Score	Resident Friends of Group Support Level	Rank Score	Match funding availability	Rank Score	Ownership	Rank Score	Crime and Comm. Safety	Rank Score	Accessibility	Rank Score	Total Score	Site Feasibility
Midsummer Meadow	1.07km Medium	2	Nene Meadows Strategy	3	Medium as unknown	2	Low	1	High	3	Med	2	Med	2	15	Include
Abington Park	2.3km Medium	2	Medium	2	Low - Historic Park	1	Low	1	High	3	Med	2	Med	2	13	Exclude
The Racecourse	970m High	3	Medium	2	Medium	2	Low	1	High	3	Med/High	2.5	Med	2	15.5	Include
Footmeadow	610m High	3	Low	1	Medium - unknown	2	Low	1	High	3	Low	1	Med	2	13	Exclude
Paybridge	3.79km - Low	1	Medium	2	Medium - unknown	3	Medium	1	High	3	Med	2	Low	1	13	Exclude
Bets Park	575m - High	3	Poor	1	Poor	1	Low	1	High	3	Med	2	Med	2	13	Exclude
Kings Heath Oval	2.6km - Low	1	Poor - Dallington Grange	1	High	3	Low	1	High	3	Low	1	Low	1	11	Exclude
Sixfields / Upton	2.6km - High	2	Medium	2	Medium - unknown	2	High	3	Med - HCA	2	Low	1	Med	2	14	Include
Studland Road	2.1km - Medium	2	Medium	2	Medium - unknown	2	Medium	2	High	3	Low	1	Low	1	13	Exclude
Eastfield Park	3.6km - Low	1	Medium	2	Medium Good	2	Medium	2	High	3	Low/Med	2	Low	1	13	Exclude

**Key**

Centrally Located (Market Square) - High - within 1km of the town centre, Medium - within 2km of town centre, Low - within the Borough Boundary  
Fit with Policy/Masterplans - poor against policy/masterplan, medium - not ruled out or included in any policy masterplan, good - fits with masterplan or policy  
Resident Friends of Group Support Level - poor against idea, medium - not ruled out groups would consider option / unknown, good - fits with group plans  
Current funding availability - Low none available or below £25,000, Medium £25,000 - £100,000, High £100,000+  
Ownership - Low not in NBC ownership, Med - Leased from NBC or other public body, High - Land wholly owned by NBC  
Crime and Community Safety - Low isolated site with low natural surveillance, Med - Reasonable surveyed area has little history of ASB, High - Very safe low ASB, good natural surveillance  
Accessibility - poor accessibility from bus routes or not seen as town wide, medium - on bus routes or close proximity to town centre, high - Prominent location, easily accessible

## Stage 2 – Further Consultation

Stage two evaluates in more detail sites, which qualify from Stage One evaluation. This work changed the evaluation matrix as can be seen in table 2 at the end of the report.

## Summary of Areas and Consultation of Locations remaining in Stage 2

### Midsummer Meadow

Initially there was a perceived issue at the site around crime and community safety. These included there being little natural surveillance and security to ensure responsible use. The solution to mitigate this is the potential to place the facility close to the road, not hidden away, therefore taking full advantage of the surveillance from the busy road, reducing risk of crime and misuse.

Issue	Risk	Mitigation	Risk
Perception of Crime and Community Safety	Med/High	Place facility closer to road and therefore not hidden, to take full advantage of the surveillance from the busy road, reducing risk of crime and misuse. A site visit was undertaken with skaters who were reassured about the area.	Low
Topography and cost implications of construction	Med	Conversations with Skatepark contractors on cost implications of building above ground revealed it is likely to cost around 5% more to build above ground.	Low
Lack of Local and corporate support	Med	Need to promote the project and consult with local residents and businesses. Promotion and briefings within NBC and with partner organisations	Med/Low
Aesthetics	Med	Landscaping and facility placement will alleviate most concerns, although not having a prominent location for the Skatepark conflicts with crime and safety considerations.	Low
Planning	Med	Will require full planning permission and additional studies will be required - this will potentially include a flood risk assessment and extra costs.	Med

Midsummer Meadow is relatively level so there are no natural slopes or landscape features that would readily facilitate a Skatepark topography. Construction will mean using soil on already on site or importing soil to create slopes this will cost approx 5% more, but is required as the site is in the floodplain, digging below current surface will bring the facility surface within the water table. In reality if a facility was placed here it would need to be built above the current ground surface and this will have some cost implications. This is a gateway site into Northampton and in future becomes the commercial gateway and the aesthetics of a Skatepark at this location might not be seen as a good promotion for Northampton, especially if it is prominently built, above ground.

It is anticipated that this area, 'Nene Meadows' will become a strategically important leisure and recreation facility for the Borough as well as an integral part of the Green Infrastructure Framework; this project could potentially act as a catalyst for delivery of this vision. NBC

Planning Policy is developing the Nene Meadows Masterplan (CAAP Policy 31 - 2011) as part of a Supplementary Planning Document; this fully supports Midsummer Meadow as the location for a Skatepark. It is more likely that WNDG could support this site location with additional funding because it fits in with their focus on town centre projects (Avon Nunn/Mills and Waterside).

It should be noted that the construction of a Skatepark can be perceived as controversial for any immediately local residents, although this area currently has a low residential population, as land use in the area is predominantly either business use or greenspace. The project outline will need to ensure it addresses the issues of site size, standard and character, access and accessibility, revenue and maintenance costs, surveillance, security whilst also illustrating a demand for such a facility at this location. Clearly such a facility, unless self-financing, will require public sector finance from NBC for maintenance. This option is currently the Skatepark Action Group's preferred location.

### Sixfields / Upton (2 options)

- a) **Near Housing Developments** - HCA is the main owner of the land in this area. Discussions about the potential for a Skatepark in this area took place in December 2010 with HCA.
- b) **Set aside land adjacent to Athletics track** - HCA may be able to set-aside some land in the Sixfields area for a Skatepark, but not contribute towards the project beyond that in this area. Discussions with HCA about the possibility of land being set-aside in the Sixfields area happened in January 2011 with HCA. HCA outlined the complicated past of the Sixfields area, including past applications for retail being refused (against PPS4) and the resolution in December 2010 by NBC Cabinet to support the aspirations of the Rugby Club and Football Club with developments in the area if they comply with planning regulations and law. HCA purchased much of the land in the area from NBC for the purpose of bringing forward development. Ideally, they would hope for mixed use development for retail, business premises and housing in the area. Though they would consider a Skatepark as part of a wider strategic scheme, the development of a scheme in the area may take many years to bring forward and consider. This approach although positive towards a Skatepark doesn't fit in with the timescales, we (NBC and Skate Park Action group) have for delivering a Skatepark.

Issue	Risk	Mitigation	Risk
Perception of Crime and Community Safety	Med/High	Place facility close to road and therefore not hidden to take full advantage of the surveillance from the busy road, reducing risk of crime and misuse. Site visits with skaters to reassure them about the area.	Low
Accessibility – Distance from town Centre	High	Good bus route and transport connections to area – although this would still be a barrier to many of the potential facility users, due to distance and cost of getting to the facility.	High
Land ownership	High	HCA are the main owner of land in the vicinity, which is to be used as a catalyst for	Med



		Regeneration and Development. Following discussions with HCA skate park usage of a portion of the land might be acceptable use, within the wider context of development schemes. Land leased to NBC at peppercorn rent.	
Timescale	High	As land may not be currently available, Skatepark would only be brought forward as part of either a wider strategy or scheme for the area. Development of either housing or business units has slowed down nationwide; therefore, it could be a number of years before a scheme is brought forward.	Med
Lack of Local Support	Med	Need to promote the project and consult with local residents and businesses.	Med/Low
Planning and wider context	Med	Will require full planning permission and additional studies will be required - assessing land contamination of the site and also compliance with PPS4. Issue with it being in the Northampton Waterside Enterprise Zone conflicting with the wider policy for the area.	Med

It should be noted that the construction of a Skatepark can be perceived as controversial for local residents and business. The project will need to ensure it addresses the issues of site size, standard and character, access and accessibility, revenue and maintenance costs, surveillance, security and illustrates a demand for such a facility at the location. Clearly such a facility, unless self-financing, will require public sector finance for maintenance. Currently the Skatepark Action Group does not consider that the locations at Sixfields and Upton will fit within the programme of delivery.

Both sites at Sixfields and Upton are good locations regarding access; they are just off the M1 motorway and have a good road infrastructure and potential for car parking.

- a) **Near Housing Developments** - The discussions with HCA concluded that although there is potential S106 funding from the nearby housing developments, HCA wouldn't support a larger size Skatepark near the housing developments.
- b) **Set aside land adjacent to Athletics track** - The site falls within the Northampton Waterside Enterprise Zone and a Skatepark development would conflict with Northampton Borough Council's pursuit of this initiative. The site is not easily accessed for the majority of potential users in Northampton as it is located 2.3km away from the town centre, meaning two bus rides would be required from the majority of the potential users.

### The Racecourse

This large town centre park could accommodate a skate facility in 3 or 4 locations. The Racecourse has recently (2009-2011) had a number of play facilities installed which met local opposition, mainly because members of the community wanted to keep the natural nature of the 'valley' area of the park. It is unlikely that the potential site of a Skatepark would encroach any further into the 'valley' area, a particular area community members want to protect, though any more development is likely to meet objection, 'spoiling' the

natural/aesthetics of the park. The 'Friends of the Racecourse' have discussed the potential for this project and they were generally happy with a 30 x 20m facility but if it is to be larger and more of a national attraction it was felt it might be better placed elsewhere considering traffic, community safety, landscape (cluttering) and parking issues. A larger facility is unlikely to be supported by the 'Friends'. Currently the size of the Skatepark being considered will be around 50 x 30m considerably bigger than the original size estimates.

Issue	Risk	Mitigation	Risk
Perception of Crime and Community Safety	Med	Place in well used area of the Park, therefore not hidden and will take full advantage of natural surveillance from other park users.	Med/Low
Timescale	High	As land isn't available, Skatepark would only be brought forward as part of either a wider strategy or scheme for the area. Development of either housing or business units has slowed down nationwide; therefore, it could be a number of years before a scheme is brought forward.	High
Lack of Local Support / Masterplan for Park	High	There will be a need to promote the project and consult with local residents and businesses; from past experiences of 'Friends' and Officers, this takes some considerable time and effort. Although the Chair of the 'Friends' supports the scheme, he does warn that it is highly likely there will be opposition. Other play schemes have recently been implemented at the Racecourse, there is a question about over development for this purpose and allowance/flexibility for expansion of the Skatepark is likely to meet further opposition.	Med
Planning	Med	Will require full planning permission and additional studies will be required - assessing the heritage context within the park, transport and parking strategy.	Med

It should be noted that the construction of a Skatepark is likely to be perceived as controversial by local residents. There will need to be extensive consultation with the local community and Friends of the Racecourse Group. The case for a Skatepark will need to ensure it addresses the issues of site size, standard and character, access and accessibility, revenue and maintenance costs, surveillance, security and illustrates a demand for such a facility at the location. Clearly such a facility, unless self-financing, will require public sector finance for maintenance.

### Studland Road

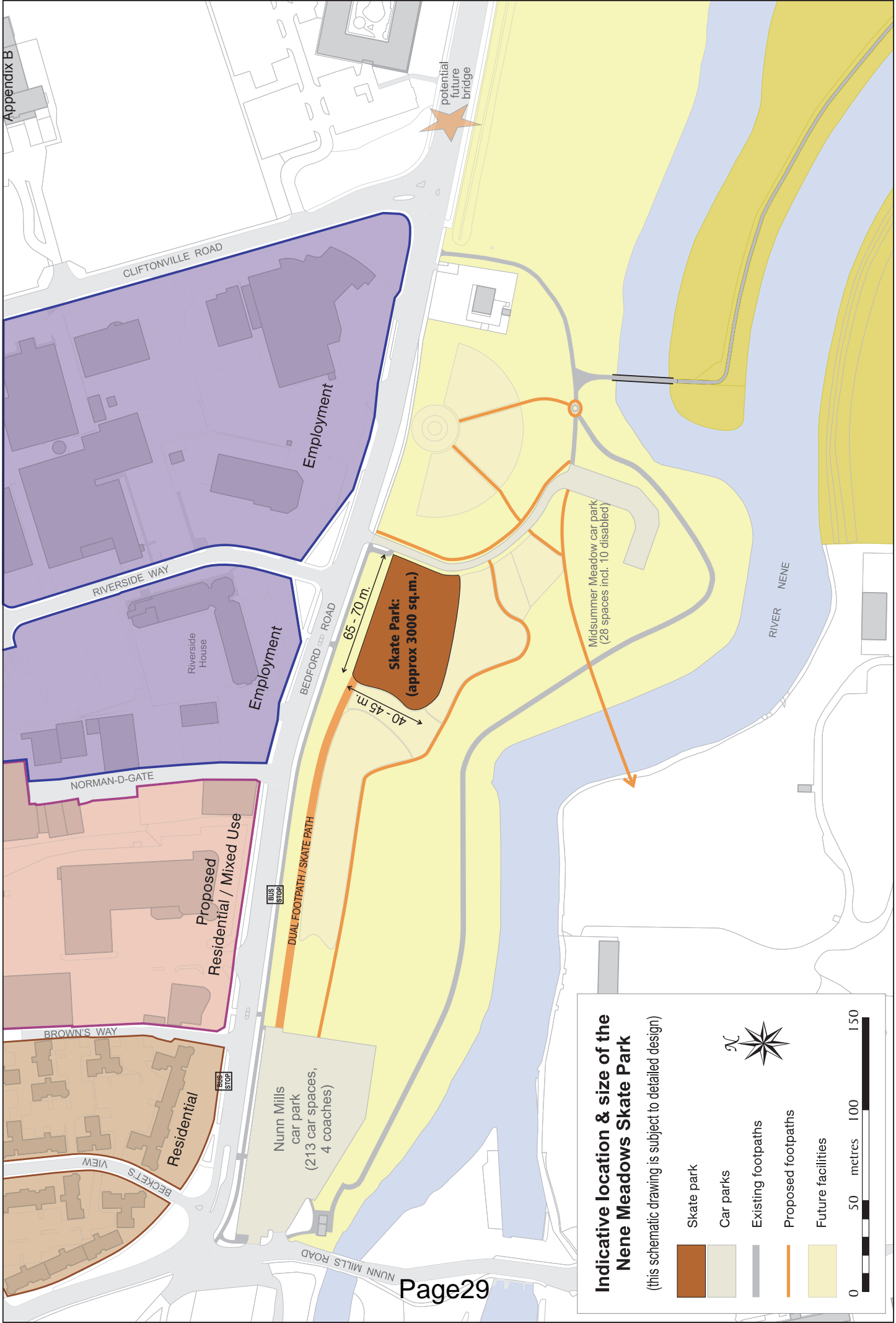
Although this site didn't come out of the Stage One Evaluation Matrix exercise, the Council and the Skatepark Action Group have considered it. The Skatepark Action Group does not feel this site should be considered as, in their opinion, it would have a very high potential for crime and be a major risk for vandalism.



**Table (2) – Matrix following Consultation and further consideration**



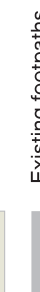
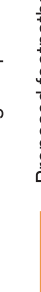
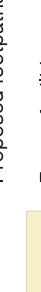
<b>Locations</b>	<b>Centrally Located - Rank</b>	<b>Fit with Policy/Masterplan - Rank</b>	<b>Resident / Friends of Group Support Level - Rank</b>	<b>Match funding availability</b>	<b>NBC Ownership</b>	<b>Crime and Comm Safety</b>	<b>Accessibility</b>	<b>Skate Park Action Group Support</b>	<b>Total Score</b>	<b>Site Feasibility Overall</b>
Midsummer Meadow	1.07km – 3	Nene Meadows Strategy - 3	Medium 2	Low – 1	High – 3	Med – 2	Med – 2	High – 3	19	Proceed
Sixfields / Upton	2.6km - 2	Low - Development of Area – 1	Medium 2	Low – 1	Low – 1	Med – 2	Low – 1	Low – 1	11	Don't Proceed
The Racecourse	970m - 3	Low - Racecourse Masterplan - 1	Low/Med - 1	Low - 1	High - 3	Med/High - 2.5	Med - 2	Low - 1	14.5	Don't Proceed



Report updated by: James Ogle  
15/08/2011



**Indicative location & size of the Nene Meadows Skate Park**

(this schematic drawing is subject to detailed design)

	Skate park
	Car parks
	Existing footpaths
	Proposed footpaths
	Future facilities

**Appendices:**

None



**NORTHAMPTON**  
BOROUGH COUNCIL

## CABINET REPORT

<b>Report Title</b>	<b>Northampton Waterside Enterprise Zone</b>
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**AGENDA STATUS: PUBLIC**

<b>Cabinet Meeting Date:</b>	14 <sup>th</sup> September 2011
<b>Key Decision:</b>	No
<b>Listed on Forward Plan:</b>	YES
<b>Within Policy:</b>	YES
<b>Policy Document:</b>	NO
<b>Directorate:</b>	Planning & Regeneration
<b>Accountable Cabinet Member:</b>	Cllr Tim Hadland
<b>Ward(s)</b>	St James, Castle, Delapre & Briar Hill

### 1. Purpose

- 1.1 To advise Cabinet of the award of Enterprise Zone status from the Department of Community Local Government (CLG) to the Northampton Waterside Enterprise Zone proposal submitted by South East Midlands Enterprise Partnership.
- 1.2 To inform Cabinet on the next steps necessary to implement the Northampton Waterside Enterprise Zone on behalf of the South East Midlands Local Enterprise Partnership (SEMLEP), and to seek authority to proceed.

### 2. Recommendations

- 2.1 That Cabinet welcomes the award of Enterprise Zone status for the Northampton Waterside Enterprise Zone following the bid submitted by and endorsed by the South East Midlands Enterprise Partnership (SEMLEP).
- 2.2 That Cabinet notes the extensive activity needed from the Borough Council and partners to implement the Northampton Waterside Enterprise Zone, as set out in the report.

- 2.3 That Cabinet instructs the Chief Executive and the Director of Planning and Regeneration to take such action as is necessary in consultation with the portfolio holder for Regeneration and Enterprise, and the Leader of the Council, to progress the workstreams identified in this report.

### **3. Issues and Choices**

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#### **3.1 Report Background**

- 3.1.1 On 6th July 2011, NBC Cabinet endorsed the submission through SEMLEP of the Northampton Waterside Enterprise Zone application to Government. On 17th August 2011 the Department for Communities and Local Government (CLG) announced that Enterprise Zone status has been awarded to the proposed Zone.
- 3.1.2 As part of the Budget in March 2011, the Chancellor announced the Government's intention to identify a total of 22 Enterprise Zones. Some were identified nationally, others were subject to a national competition for the Enterprise Zone benefits.
- 3.1.3 Northampton is part of the South East Midlands Local Enterprise Partnership (SEMLEP) that covers a wide geographical area including most of Northamptonshire, Bedfordshire, Luton, Milton Keynes, Cherwell, Aylesbury Vale and Dacorum.
- 3.1.4 SEMLEP went through a competitive selection process. Seven bids were presented to SEMLEP, resulting in Northampton's Enterprise zone being chosen to progress to the national competition as the regional bid.
- 3.1.5 Northampton Borough Council (NBC) has taken a lead role, with the substantial support of partners, in developing a bid for the establishment of a Northampton Waterside Enterprise Zone.
- 3.1.6 Enterprise Zones seek to stimulate economic growth through fiscal incentives, reduced planning restrictions and the provision of "superfast" broadband. They will offer a business rate discount worth up to £275,000 over five years for firms that move into the area before 31 March 2015. Government will reimburse the discounts given up to 2015. The enterprise zone targets to create 7,700 direct new jobs within the Enterprise Zone by 2015 and 17,000 new jobs across the SEMLEP area by 2021.
- 3.1.7 The uplift in business rates receipts after 2015 as a result of the introduction of an Enterprise Zone will be used to support the priorities of SEMLEP. All business rate growth within the zone for a period of 25 years will be retained and reinvested in the local area (as currently set out in the CLG prospectus), to support the local enterprise partnership's priorities.
- 3.1.8 A strong network of key delivery partners has been assembled to tackle the issues and ensure successful delivery of inward investment and job creation under the overall umbrella of SEMLEP. These include West Northampton-

shire Development Corporation (WNDC), Northamptonshire County Council (NCC), Homes and Communities Agency (HCA), University of Northampton (UoN), a4e, and Ingeus and Northamptonshire Enterprise Partnership (NEP).

### 3.1.9 Key features of the Northampton Waterside include:

- An area that stretches from Sixfields in the west, across St James industrial estate to the Avon/Nunn Mills Road in the east;
- The ambition to become a National Centre of Excellence for advanced technologies, precision engineering, environmental and low carbon technology as well as professional, financial, business services and leisure orientated businesses;
- Key employers and partners in this area who support the bid include Carlsberg, Avon, Travis Perkins and the Town Centre BID;
- Key existing employers, all within the vicinity of Northampton that would help to support the sectors in the zone include: Cosworth, Ilmor Engineering, Mahle Powertrain, Mercedes Benz High Performance Engines and Mugen Euro motorsport;
- An enterprise zone target to create 7,700 direct new jobs within the Zone by 2015 and 17,000 new jobs across the SEMLEP area by 2021.

3.1.10 The Zone will be supported by a Local Development Order (LDO) that enables business to have pre-determined planning rules that encourage development, and remove barriers, thereby accelerating processes and reducing red tape. The full details of an LDO will be the subject of consultation and future Cabinet approval.

3.1.11 Government is still developing the detailed guidelines and criteria around the Enterprise Zone process, in particular its future approach to the redistribution of business rates. The Council will monitor this carefully to optimise the benefits for Northampton and the wider SEMLEP region.

3.1.12 A simplified 'one stop shop' development team approach will be developed to help facilitate an attractive option for investors and employers to choose Northampton and the South East Midlands area.

## 3.2 Delivery

3.2.1 The delivery of the Enterprise Zone over the next ten years will require the prioritisation of a number of workstreams, which have been initially scoped as follows.

**1. Local Development Order** - The time scale within the prospectus is for this to be in place by 31 March 2012. This will require extensive work in short period, led by the Council's planning department. Additional resource will be needed, to be drawn from reserves held for the purpose of supporting economic growth and planning.

**2. Governance Structure** – Governance proposals contained in the submission to Government will now be enacted, with local arrangements to include partners and SEMLEP. These will be supported in their operation by the Borough Council who will be acting as the local lead organisation and administrators.

**3. Communications (both public communication and communication with investors and delivery partners)** – It is very important to keep the public, local business and the community at large aware of what is happening in the zone and to ensure that information is fully up to date and relevant. At the same time, investors, landowners, developers and end-user businesses need equally powerful and well-focussed information to support their roles in delivery as, of course, do various public agency partners.

Whilst an early website exists, a more fully interactive website needs to be developed that guides people to the information they require quickly such as landowners, potential investors and businesses, as well as the general public. This will also require investment, and discussions indicate that some partners will be able to support this financially.

Forums will be arranged, to give general promotion of the Enterprise Zone across the SEMLEP region and include a wider Enterprise Zone and Landowners forum. The first forum may be timed to co-inside with the development of the Local Development Order consultation and will be an integral part of the Communications strategy.

**4. Land management** - Initial meetings and information-gathering sessions are needed on the sites to inform development and enquiries. The Homes and Communities Agency (HCA) are currently assisting in the consideration of a joint public land initiative.

**5. Developing Opportunities.** – We need to explore promotional opportunities working through SEMLEP with UK Trade and Industry (UKTI), and opportunities to ensure that SMEs are fully engaged in the development of the EZ, including exploring the potential for developing space for SMEs with developers. It is expected that SEMLEP and the Borough Council will seek to work with Northamptonshire Enterprise Partnership in a co-ordinated fashion on promotion of the zone for investment purposes.

**6. Strategic Partner Relations** – The support of partners was essential to achieving the approval of Government. They will also be essential to delivery. Developing constructive and effective relations with key strategic partners including CLG, NCC, WNDC, HCA, Environment Agency, the Chamber of Commerce and the wider Private Sector, and NEP will be an integral part of the process. There will also be potential to explore links to other EZ's and work with them/ learn from them.

**7. Project Delivery** – A number of major interventions are being managed already by partners and we need to manage the interaction

between them and the Enterprise Zone to gain maximum overall benefit and growth. This includes projects such as the Castle Station, the University Innovation Centre, and Avon/Nunn Mills. The EZ arrangements need to act in support of these projects and ease their delivery, not create any additional complexity.

**8. Employment/ training initiatives** – It is vital to the EZ that jobs created in the zone will be accessible to all and that where these require training or support to enable those seeking work to gain access, this is provided. The two agencies delivering the work programme (A4e and Ingeus) have been excellent supporters of the zone proposal. This important workstream will explore options and initiatives with key local/ national stakeholders to provide schemes applicable to the EZ and promote training and employment initiatives related to the zone.

### **3.3 Choices (Options)**

3.3.1 At July 2011 Cabinet, members agreed to the proposal to proceed with the application to CLG, having secured SEMLEP's endorsement and national CLG award of EZ status not proceeding at this time would be seriously damaging to the future economic prospects for the town and a major loss of reputation. Not proceeding is not considered a viable option. Members are therefore recommended to proceed.

3.3.2 Choices will exist within each workstream and these will be addressed as the programme progresses, referring to Cabinet as appropriate. It is proposed that the Chief Executive and the Director of Planning and Regeneration consult throughout with the Leader and the Portfolio Holder on key actions and report to Cabinet as required.

## **4. Implications (including financial implications)**

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### **4.1.1 Policy**

4.1.1 The Enterprise Zone has the potential to play an important role in increasing the prosperity of large areas of urban Northampton. It will act as a powerful catalyst to enhance the town's reputation, its perception in the market place and accelerate other growth/ regenerations opportunities. It is an integral part of the Corporate Plan and will also support the strategic objectives and vision in both the Northampton Central Area Action Plan and the Joint Core Strategy for the wider area. The focus of both of these strategic planning policy documents is to facilitate growth and substantial regeneration, creating environmental improvement, new jobs and inward investment in Northampton's central area and across the Borough.

### **4.1.2 Resources and Risk**

4.2.1 Nearly half of the proposed zone is already in public ownership, including areas owned by NBC, HCA and NCC and these agencies are agreed, in

principle, to develop a public land strategy. A strategy when developed will be presented to Cabinet for consideration.

- 4.2.2 A general commitment and support from public, private and voluntary sectors is evident and this commitment will make delivery more realistic.
- 4.2.3 WNDC has a £20m capital investment funding programme confirmed for the next three years which will be focused on 5 key regeneration projects, mostly within Northampton. This funding combined with enterprise zone status, section 106 agreements, and other third party sources, will support the delivery of enabling infrastructure for key regeneration projects in Northampton and the progress of the EZ.
- 4.2.4 Set up costs, for both one off and ongoing including those for setting up the systems required for managing the NNDR discount for businesses moving into the zone, would need to be funded, and made available this year and where relevant, built into the 2012/ 2013 budget. Where Cabinet approval is needed, this will be sought.
- 4.2.5 There are key risks with the 'in principle' commitment to use the uplift in business rates in a specific way. At present the business rates collected on behalf of NBC are paid into central Government as part of NNDR pooling and redistributed to local authorities through the formula grant mechanism. Under the Enterprise Zone scheme, the additional NNDR wouldn't specifically return to NBC to be able to be invested in the local area but would be prioritised through SEMLEP. It remains, as yet, unclear how the Government's Enterprise Zone scheme will fit with the Local Government Finance Review, which is heavily based around reforms to the way in which NNDR is distributed to local authorities. As a result there remains a similar risk that the necessary equalisation mechanism would not favour Northampton. These matters and related NNDR issues remain under review.
- 4.2.6 There is further clarity required from Government on the management of NNDR and the mechanism on how this will benefit the local area i.e. reimbursement to local authorities/ local enterprise over the 25 years. The benefit is clearer for local businesses that invest in the local enterprise zone where they will benefit directly from an NNDR rebate.
- 4.2.7 The Government Scheme for Enterprise Zones includes the ability to retain any additional rates generated by the Zone for 25 years to "support the Local Enterprise Partnership Priorities". Whilst this could be highly beneficial to the town, it will require agreement within SEM LEP to determine how this resource will be utilised.
- 4.2.8 CLG's prospectus lists a further benefit will be that properties within the Enterprise Zone will have access to super-fast broadband. How this will roll out in practise is still being considered by Government.
- 4.2.10 It is expected that through the creation of enhanced employment opportunities with the creation of an Enterprise Zone, additional benefits will be realised in the form of reduced unemployment and housing benefits payable by central and local government.



- 4.2.11 Other possible risks, particularly due to the national economic picture, including a slower actual rate of development with business take-up/ occupancy less than envisaged providing reduced early benefits.
- 4.2.12 A full risk register will be prepared as part of our governance process for this initiative.

### **4.3 Legal**

- 4.3.1 We are awaiting paperwork from CLG on the precise terms/ conditions for the Enterprise Zone.

### **4.4 Equality**

- 4.4.1 An Equalities Impact Assessment will be completed on a site by site basis and in relation to the LDO and any related policy/ strategy.

### **4.5 Consultees (Internal and External)**

- 4.5.1 West Northamptonshire Development Corporation (WNDC), Northamptonshire County Council (NCC), Homes and Communities Agency (HCA), and Northamptonshire Enterprise Partnership were all consulted when the bid was prepared.
- 4.5.2 A series of meetings and presentations have been held with key partners. The Leader and Portfolio Holder for Regeneration and Enterprise have been briefed regularly which has proved beneficial. A paper with the CLG bid was presented to Management Board and to 6<sup>th</sup> July 2011 Cabinet.
- 4.5.3 A significant number of letters of support were also received including: A4e, Automotive Mechatronics Ltd, AVK UK Ltd, Avon, Belway, Brackmills BID, British Institute of NDT, Carlsberg, Carter Jonas, Cave & Sons, Cherwell District Council, Daventry District Council, Deeley Properties, DFA Law, DKL Marketing Ltd, EMB, Evens Easy Space, Federation of Small Business, Frog Island Brewery, General Motors, Green House, Homes and Communities Agency (HCA), HW Chartered Accountants, Ingeus, Itarus Ltd, Kettering Borough Council, Landmark Lifts, Lambert Smith Hampton, Legal & General, London Luton Airport, MAHLE Powertrain, Mercedes GP Petronas & HPE, Milton Keynes Council, National Apprenticeship Service, Northampton College, Northamptonshire Chamber of Commerce, Northamptonshire County Council, Northamptonshire I.O.D, Northampton Town Football Club, Northamptonshire Enterprise Partnership (NEP), Nortoft, Orange Instruments Ltd, , Northampton Town Centre BID, Princes Trust, Ricoh, Scott Barder, Silverstone, SNEB, Stuart Banks Engineering Ltd, Sundial, University of Northampton, Westbridge Motors, Wyboston Lakes and YMCA.
- 4.5.4 Letters of thanks have been sent to all who supported the bid.

## **4.6 How the Proposals deliver Priority Outcomes**

- 4.6.1 A successful enterprise zone will provide a significant boost to the economic performance of Northampton and will “take Northampton to the market” in a way not seen for many years.

## **4.7 Other Implications**

- 4.7.1 Enterprise Zones are expected to be promoted by UK Trade and Industry. The benefits from this government promotion, as one of only 22 in England, will raise the profile of Northampton as a destination for investment and business creation.

## **5. Background Papers**

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- 5.1 CLG Enterprise zone prospectus and guidance.
- 5.2 Bid submission to SEMLEP June 2011.

**David Kennedy, Chief Executive, tel: 7726**

**David Bailey, Director of Planning and Regeneration, tel: 8531**

**Chris Cavanagh, Head of Regeneration & Development, tel: 8461**

**Mick Lorkins, Regeneration, Development & Assets, tel: 8033**

Appendices

1



**NORTHAMPTON**  
BOROUGH COUNCIL

Item No.

9

## CABINET REPORT

<b>Report Title</b>	<b>Land &amp; Buildings at Campbell Square – property ownership and occupation</b>
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**AGENDA STATUS: PUBLIC**

<b>Cabinet Meeting Date:</b>	14 September 2011
<b>Key Decision:</b>	Yes
<b>Listed on Forward Plan:</b>	Yes
<b>Within Policy:</b>	Yes
<b>Policy Document:</b>	No
<b>Directorate:</b>	Planning & Regeneration
<b>Accountable Cabinet Member:</b>	Cllr Tim Hadland
<b>Ward(s)</b>	Castle

### 1. Purpose

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- 1.1 The purpose of this report is to seek the authority of Cabinet to the disposal of freehold property, identified in Appendix 1, by way of the grant of two 999 years leases.

### 2. Recommendation

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- 2.1 That Cabinet gives authority in principle for this Council to grant a 999 years lease to the Department of Communities and Local Government (CLG) of those parts of the premises known as Campbell Square Police and Magistrates Court complex (shown edged red on the attached plan at Appendix 1) that are presently occupied and used by the Courts Service. The terms of this lease to be generally consistent with the principles set out in the body of this report and having regard to the obligations of the Council under the Courts Act 2003.

- 2.2 That Cabinet gives authority in principle for the Council to grant a 999 years lease to Northamptonshire Police Authority of those parts of the premises described at 2.1 above that are presently occupied and utilised by the Police Service. The terms of this lease to be generally consistent with the approach and principles set out in the body of this report.
- 2.3 That Cabinet delegates authority to the Director of Planning and Regeneration to approve the precise terms of the leases (and any necessary ancillary documents) to give effect to the above.

### **3. Issues and Choices**

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#### **3.1 Report Background**

- 3.1.1. The unregistered freehold interest in the Police Station and Court Complex at Campbell Square, Upper Mounts, Northampton belonged to Northampton Borough Council. Under the terms of an agreement granted in 1972 by the then County Borough of Northampton, Northamptonshire Police Authority (NPA) occupy parts of the premises, including adjacent enclosed car parking area, on a rent free basis. The agreement permits them to occupy in perpetuity until they cease to use specified parts of the property for Police purposes – whereupon they must give those premises back to this Council. The Magistrates Court occupies the basement, first and second floors of the building and their staff and magistrates use certain car parking spaces in the adjacent car park. There is no formal agreement that governs their existing use and occupation of this property. There are existing rights, across neighbouring land owned by Northamptonshire County Council, to provide access for vehicles bringing persons in custody to the Court.
- 3.1.2 In 2003 the Courts Act was passed with the intent that Magistrates Courts should be owned and controlled by Central Government. A Property Transfer Scheme was devised by Her Majesty's Courts Service, (HMCS), to give legal effect to this intention. This included the grant of long leases of Magistrates Courts – to fuse the ownership and administration of court buildings. That Property Transfer Scheme was challenged by another local authority in the High Court and was held to be unlawful.
- 3.1.3 Following a long period of reflection after this judgement, HMCS approached this Council and others seeking consensual agreements to the transfer/lease of Court accommodation in various locations. In the event that agreement could not be reached, they had made clear that a new Property Transfer Scheme would be devised to achieve the same ends by compulsory means.
- 3.1.4 Discussions and negotiations were conducted between officers of this Council, HMCS and NPA concerning the existing arrangements that exist between the Council and the Police and those between the NPA and HMCS regarding the property at Campbell Square. At present, the NPA look after almost all aspects of the running of the building and recover certain cost contributions from HMCS. This Council presently have no existing liabilities in relation to the property.

- 3.1.5 The Council reached agreement with HMCS in 2007 to grant to them a 999 years lease at a peppercorn rental of those parts of the property utilised by them. The objectives of Council officers in these discussions were to protect the reversionary value of the Council's interest in the land, whilst at the same time limiting, as far as possible, any exposure to landlord's liabilities under any proposed lease.
- 3.1.6 Prior to the grant of the proposed long lease being brought to Cabinet in late 2007 for approval, a dispute as to ownership of the freehold was then raised by Northamptonshire County Council (NCC) and by the NPA. It was suggested that by operation of law following local government re-organisation in the 1970's, the freehold interest should have passed to NCC at that time. In light of this claim, HMCS were not willing to proceed with taking a long lease, since this would cause registration problems with the Land Registry.
- 3.1.7 Notwithstanding various communications between this Council, NCC, NPA and HMCS' representatives over a lengthy period between 2007 to 2010, this dispute remained outstanding. Pursuant to a new Courts Act Property Transfer scheme, CLG on behalf of HMCS did therefore complete the acquisition of the 'flying freehold' of the parts they occupy. Nevertheless, there remained a need to resolve the practical and documentary position governing the relationship between HMCS and NPA as occupiers and between this Council and those parties.
- 3.1.8 Following further round table discussions in 2010 and 2011, NCC and NPA agreed to withdraw their claims concerning the freehold ownership, to facilitate a practical resolution. The Courts Service is similarly willing to co-operate to give effect to this comprehensive solution. This would involve the transfer of the "flying freehold" back to this Council by way of confirmatory transfer, with NPA and NCC formally waiving any claims too. It would enable this Council to formally register itself as the 'undisputed' freehold owner of the entire site. In return for this, the Council would grant two leases, as set out below.
- 3.1.9 Under the basis now provisionally agreed, this Council would grant a 999 years lease to CLG of all that property utilised by the Courts Service at a peppercorn rent (reflecting that they already have a flying freehold). Similarly, this Council would grant a 999 years lease to the NPA of the parts used by the Police, also at no rental (reflecting the terms of the existing 1972 Agreement referred to at 3.1.1). Under those leases, this Council would accept repairing and other liabilities in respect of the common and exterior parts of the building. However, simultaneously this Council would enter into a tripartite agreement with CLG and NPA. All parties would mutually agree that whilst NPA's lease continues, NPA would perform the obligations of landlord under both leases. CLG would bind itself to pay contributions to NPA (otherwise due under the lease to this Council), whilst NPA continue to perform the landlord's role upon behalf of the Council.
- 3.1.10 The leases would though differ in important respects. The lease to NPA would determine in the event that the NPA no longer utilised the property in the delivery of Police services and ancillary activities. In those circumstances this Council would get back control of those parts of the property at no cost. However, this would be subject to the right of CLG to choose to surrender existing cell accommodation within its lease and "swap" that for alternative cell accommodation on a different floor (i.e. presently police controlled). This option would be subject to a caveat, that

all parts that would then be vacant must be fully accessible and practically available to let to a third party by this Council.

3.1.11 In contrast to NPA, if CLG wished to cease use of the premises and to assign their lease, the Council would have a pre-emption right to acquire the CLG interest but only at its market value at that time. This reflects the commercial strength of the HMCS by virtue of the Courts Act 2003.

3.1.12 In the event that one tenant decided to determine their lease, this Council would then be directly liable to perform the landlord's obligations under the remaining lease. However, that liability could be mitigated at that point by this Council being able to let the vacated part to a third party, to generate rent and service charge contributions.

3.1.13 In order to facilitate the continued practical operation of the property as existing, it will be necessary for the parties to the leases to enter into a separate Deed of Grant with NCC. This is to permit custody vehicles on behalf of the Courts Service/ Police crossing adjoining NCC (Fire Station) owned land to deliver prisoners to the Van Dock at the side of the Police Station/ Magistrates Court complex.

## **3.2 Choices (Options)**

3.2.1 In light of the statutory position (Courts Act 2003), the principal concern is to agree a methodology by consent that will (a) allow the Council to retain all of its freehold interest in the property and thus the inherent value that might ultimately be realisable from that ownership and (b) that reduces the risk of exposure of the Council to costs arising from landlord's liabilities. The above option achieves this objective in a comprehensive and properly structured way.

3.2.2 The Council could, alternatively, choose to (a) accept the existing position of a 'flying freehold' in respect of part of the property in favour of the Courts Service and (b) rely upon the existing 1972 documentation regulating the Police occupation and management of the property. This would mean that the freehold ownership of the property would be permanently fragmented, limiting this Council's scope to realise long term value out of its ownership of the property. It would also rely upon the HMCS, NPA and NCC agreeing to co-operate on a day-to-day basis over a number of practical matters. Given the history of lengthy communications, claims made and legal opinions taken by all parties, this 'default' resolution is unlikely to be deemed satisfactory by one or more of the relevant parties.

## **4. Implications (including financial implications)**

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### **4.1 Policy**

4.1 There are none.

### **4.2 Resources and Risk**

4.2.1 Capital: The Council's freehold ownership of this property would be registered for the first time, giving certainty and a stronger position from which to potentially generate capital value in the long term.

4.2.2 Revenue: The building generates no income but has no holding costs at present. This would continue to be the case for the foreseeable future. It is possible that this Council could start to incur landlord's liabilities at some point in the future, but it would then also have the opportunity to generate revenue (rent and service charge) from vacated parts of the building. Considerable officer time (Legal and Asset Management) has already been expended in reaching a basis for proper regularisation of the occupational and ownership position. A limited amount of further officer time would be required to conclude the matters.

4.2.3 The risk in proceeding, as recommended, is limited to that of this Council potentially not being able to generate sufficient income in the future to cover potential landlord liabilities – if one of the tenants chooses to determine their lease. The risk in not proceeding is that the Council will not adequately protect its long-term interests and that it will lose a 'one off' opportunity to register the freehold of the entire property in its name.

### **4.3 Legal**

4.3.1 The pertinent legal issues are dealt with in the body of this report.

### **4.4 Equality**

4.4.1 There are none. The actual use of the land and property will not change at all. The proposed grant of the leases of the property would regularise the existing position and would not disadvantage any section of the population disproportionately.

### **4.5 Consultees (Internal and External)**

4.5.1 Given the nature of the transactions proposed which have no impact on the existing day-to-day operations of the Police Station and of the Magistrates Court, it is not considered relevant in this instance to take the views of Ward Councillors.

4.5.2 In the course of dealing with this matter there has been extensive liaison with HMCS, NPA and NCC.

### **4.6 How the Proposals deliver Priority Outcomes**

4.6.1 The regularisation and registration of ownership and completion of comprehensive occupational documentation relating to this building protects the long-term financial interests of the Council. This helps sustain effective and prudent financial management within this Council (Corporate Priority 8).

### **4.7 Other Implications**

4.7.1 There are none specifically.

## **5. Background Papers**

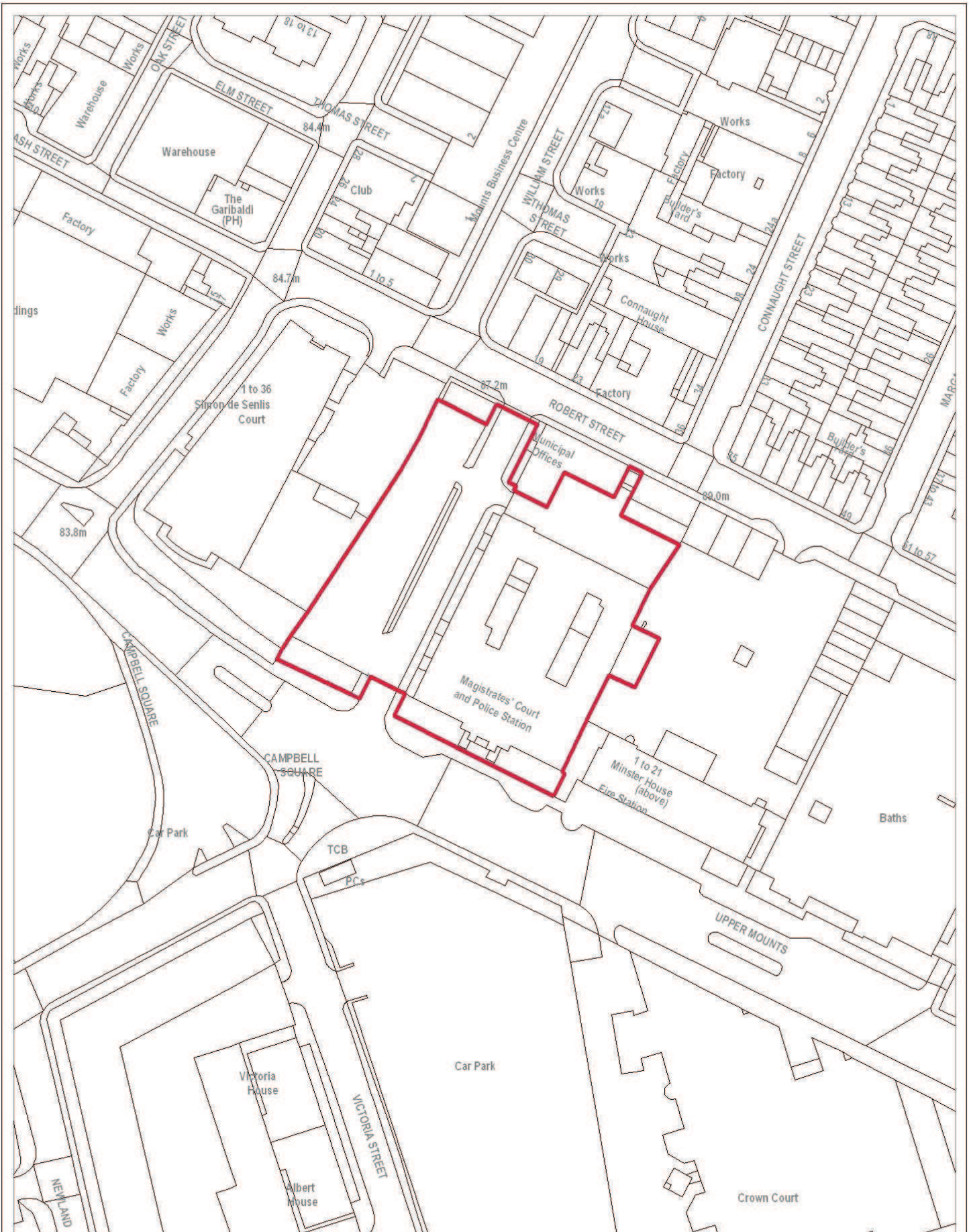
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- 5.1 The Courts Act 2003
- 5.2 Asset Management files

**Simon Dougall, Corporate Asset Manager, x 8177**

**Appendix 1 – Plan of Campbell Square Police Station and Magistrates Court and associated vehicle parking**





**Title: Police Stn & Magistrates Court - Campbell Square**

DWG No. EVS1045/A

**ESTATES & ASSET  
MANAGEMENT**

PRINTED ON: **16th August 2011**



Directorate of Planning and Regeneration

**Northampton Borough Council**

DRAWN BY: **Marie Linde**

SCALE: **1:1250**

DATE: **16/08/2011**

# Agenda Item 10

Appendices

1



**NORTHAMPTON**  
BOROUGH COUNCIL

## CABINET REPORT

<b>Report Title</b>	<b>FINANCE AND PERFORMANCE REPORT TO THE END OF JULY 2011</b>
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**AGENDA STATUS: PUBLIC**

<b>Cabinet Meeting Date:</b>	14 September 2011
<b>Key Decision:</b>	NO
<b>Listed on Forward Plan:</b>	YES
<b>Within Policy:</b>	YES
<b>Policy Document:</b>	NO
<b>Directorate:</b>	Management Board
<b>Accountable Cabinet Member:</b>	Cllr A Bottwood/Cllr D Palethorpe
<b>Ward(s)</b>	N/A

### 1. Purpose

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- 1.1 This report presents the Council's key financial and performance exceptions for the year to date.

### 2. Recommendations

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- 2.1 That Cabinet note the contents of the report and recommends actions to be taken, if any, to address the issues arising.

### 3. Issues and Choices

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#### 3.1 Report Background

- 3.1.1 The purpose of this report is to assist Cabinet in monitoring the progress against the delivery of the Corporate Plan priorities within the agreed capital and revenue budgets for general fund and HRA by highlighting the key exceptions and identifying any emerging issues as notified by service managers.
- 3.1.2 It is important that the savings built into the budget are achieved in order to minimise the impact on the Council's general reserves and the budget for future years. Should any of

the savings be unachievable Management Board and Heads of Service are responsible for identifying and undertaking appropriate management action to deliver alternative savings or income.

3.1.3 The report takes into consideration the progress of key projects being delivered across the Council, achievement against performance indicators and financial/resource information.

3.1.4 Portfolio holders receive detailed information on all the measures monitoring the Corporate Plan within their portfolios.

## 3.2 Issues

### 3.2.1 Performance Exceptions on Corporate Plan Priorities

This section of the report brings to the attention of Cabinet those measures that are under (▲) or over (●) performing by corporate priority against their profiled monthly targets. Appendix 1 provides further detail of the issues and actions being taken by service areas.

This report does not include performance data for the Leisure Trust and the Enterprise Managed Services (EMS) LTD contract delivering services including household waste and recycling, street cleaning, parks, cemeteries and grounds maintenance. Data for reporting by the Leisure Trust will be considered and approved by the Trust Board in September, therefore exception reporting will commence next quarter. Client monitoring and reporting processes are being finalised and exception reporting will commence next quarter for performance measures relating to services covered by the EMS contract.

## Theme 1 - You

Measure	Performance status	Actual (YTD)	Target (YTD)	Portfolio	Page ref. for further detail
HI 36 Number of affordable homes delivered	▲	0	10	Housing	Appendix 1 page 2
Profiled target not achieved this quarter, although it is anticipated that the annual target will still be achieved.					
HI 07 Number of households living in temporary accommodation	●	33	45	Housing	Appendix 1 page 2
Increasing number of households in temporary accommodation, but below profiled targets.					
HI 09 Homeless households for whom casework advice resolved their situation	●	790	619	Housing	Appendix 1 page 2
Performance higher than the profiled target for the fourth consecutive month.					
RB 02 Speed of processing: Average time for processing new claims	●	20 days	22.25 days	Finance	Appendix 1 page 2
New benefit claim processing times being maintained below monthly profiled targets and improving month on month.					



## Theme 2 – Your Town

Measure	Performance status	Actual (YTD)	Target (YTD)	Portfolio	Page ref. for further detail
CH 04 Visits to museums in person per 1,000 population	▲	221.62	255.14	Community engagement	Appendix 1 page 3
Profiled targets not achieved for the last three months.					
NI 157a Percentage of small scale major planning applications determined within 13 weeks	▲	66.67%	75%	Planning & environment	Appendix 1 page 3
Profiled target for the month not achieved.					
TCO 02 Number of events delivered in partnership: parks and open space	▲	1	2	Community engagement	Appendix 1 page 3
Profiled target for the month not achieved.					
TCO 05 Percentage increase in Market Square footfall compared to 2010-11	▲	-6.04%	2%	Community engagement	Appendix 1 page 3
Profiled target for the month not achieved.					
TCO 05 Market Square footfall	▲	1.22m	1.34m	Community engagement	Appendix 1 page 3
Profiled target for the month not achieved.					
TCO 01 Number of events delivered in partnership: Town Centre	●	3	2	Community engagement	Appendix 1 page 3
Profiled target achieved.					

## Theme 3 – Your Council

Measure	Performance status	Actual (YTD)	Target (YTD)	Portfolio	Page ref. for further detail
BV 12 The number of working days / shifts lost to sickness absence	▲	3.54	3	Leader	Appendix 1 page 4
BV 12r The number of working days / shifts lost to sickness absence for rolling 12 month period	▲	12.14	9	Leader	Appendix 1 page 4
Monthly improvement, but profiled target not achieved.					
CS 05 Percentage of customers satisfied with their contact experience	▲	84.67%	90%	Community engagement	Appendix 1 page 4
Target not achieved for the last two months.					
CS 13 Percentage of all calls answered	▲	78.09%	95%	Community engagement	Appendix 1 page 4
Profiled target not achieved over the last four months.					
CS 14 One-stop-shop: Percentage of all customers waiting less than 15 minutes	▲	75.01%	90%	Community engagement	Appendix 1 page 4
Profiled target not achieved.					

Measure	Performance status	Actual (YTD)	Target (YTD)	Portfolio	Page ref. for further detail
PP 05 Percentage change in 12 months electric consumption compared to previous year	▲	-4.5%	-5%	Finance	Appendix 1 page 4
Improvement on previous year's performance, but profiled target not achieved.					
RB 06 Percentage of Council Tax collected	▲	38.88%	39.4%	Finance	Appendix 1 page 4
Profiled target not achieved.					
FIN27 NBC procurement savings for the year against costs of NBC procurement	●	£166,865	£123,333	Finance	Appendix 1 page 4
Performance better than profiled target.					
RB 04 Percentage of non-domestic rates due for the year, which have been received	●	41.4%	41.13%	Finance	Appendix 1 page 4
Profiled target achieved.					
RB 07 Total percentage of debt outstanding, not in recovery and overdue	●	6.53%	9.4%	Finance	Appendix 1 page 4
Profiled targets achieved for the fourth consecutive month.					

### 3.2.2 Key Financial Indicators Exceptions

*Target of £0k means that the target is to deliver the budget*

Ref	Dashboard Indicator Description	Latest Position		Target	RAG
2	Total GF Revenue Controllable Budget	Under Spend	£178k	£0	B
3.	Total HRA Revenue Controllable Budget	Under Spend	£159k	£0	B
5.	Debt Financing Budget	Under Spend	£347k	£0	B

### 3.2.3 General Fund and HRA Revenue Budget Issues

#### 1. Number of Service Areas Materially Overspending

3.2.4 None of the 20 services with general fund budgets are reporting material variations.

#### 2. Total General Fund Revenue Controllable Budget

3.2.5 The following table explains the main under and overspends on the General Fund.

Service Area	£,000
Neighbourhood Environmental Services	32
Pension Fund Strain	-147
Housing General Fund	-63
Debt Financing	-347
<b>Total Forecast Under/Overspend</b>	<b>- 525</b>

- 3.2.6 **Neighbourhood & Environmental Services (Green)** managers are reporting a forecast overspend of £32k after management action, due to income from NCC for weed spraying and grass cutting on verges etc reducing, the impact on the Council being £15k. £17k overspend is due to the production of bin collection timetables as the contract start date was delayed.
- 3.2.7 **Finance (Blue)** managers are reporting an under spend of £147k. This is mainly due to prior year pension strain costs being paid up front in previous years, instead of spreading over 3 years as previously expected.
- 3.2.8 **Housing General Fund (Green)** managers are reporting a forecast underspend of £63k mainly arising from employee savings through restructuring.
- 3.2.9 The **Debt Financing (Blue)** manager is forecasting an underspend of £347k. This is due to an over achievement of investment income as a result of higher balances during the year due mainly to capital slippage, so has no impact for 2012/13.

### **3. Total HRA Revenue Controllable Budget (Blue)**

- 3.2.10 Managers are currently reporting an under spend of £159k on the HRA, which is mainly due to savings on vacant posts.

### **4. 2010/11 GF Savings and Efficiency Targets**

- 3.2.11 Managers are currently forecasting these savings targets as being on target for 2011/12.

### **3.2.12 Capital Programme Budgets**

#### **General Fund**

- 3.2.13 Managers are currently forecasting the General Fund capital programme as being on track with no slippage.

#### **Housing Revenue Account (HRA)**

- 3.2.14 Managers are currently forecasting the HRA capital programme as being on track with no slippage.

### **3.2.15 Data Quality**

- 3.2.16 The Council has processes in place to ensure that the data and information it provides to support management decision making is as reliable as possible. The Council has a strategy to improve data quality and service areas are working to achieve the objectives within it. This is closely linked to the Council's risk assessment processes and is monitored each month as part of the Council's Performance Management Framework.

### **3.3 Choices (Options)**

- 3.3.1 Cabinet is asked to note the reported position.

## **4. Implications (including financial implications)**

### **4.1 Policy**

- 4.1.1 The Council agreed a balanced budget for the Capital Programme and Revenue budgets for HRA and General Fund in February 2011. The monitoring of delivery of the budget is through the budget monitoring framework.

4.1.2 Corporate measures are monitored regularly to track progress towards delivering our priorities, as detailed in the Council's Corporate Plan. Service areas annually develop objectives, measures and targets to ensure the delivery of the Corporate Plan through the service planning process. The monitoring of progress is through the Performance Management Framework.

#### **4.2 Resources and Risk**

4.2.1 This report informs the Cabinet of the forecast outturn positions for capital and revenue, HRA and General Fund as at the end the period. It also highlights the key risks identified to date in delivering those budgets and where performance measures are significantly over or under performing.

4.2.2 There will be an ongoing impact in future years of not achieving the savings within the 2011/12 budget, particularly where services move outside the direct control of NBC.

4.2.3 All objectives, measures and actions within the Service Plans are risked assessed and challenged before final approval. The challenge process includes the agreement of performance targets and the capacity / ability to deliver the plans with appropriate resource set aside to do so.

#### **4.3 Legal**

4.3.1 There are no specific legal implications arising from this report.

#### **4.4 Equality**

4.4.1 There are no specific equalities implications arising from this report.

#### **4.5 Consultees (Internal and External)**

4.5.1 Heads of Service and Budget Managers and Management Board are consulted as part of the budget and performance monitoring process on a monthly basis.

4.5.2 Performance data (financial and non financial) is published on the NBC website.

#### **4.6 How the Proposals deliver Priority Outcomes**

4.6.1 Performance monitoring (financial and non financial) by exception and using it to improve performance is good practice in terms of efficient and effective management. It focuses on the key areas and therefore contributes directly to the priorities of sustaining "effective and prudent financial management" and being "an agile transparent organisation with good governance".

#### **4.7 Other Implications**

4.7.1 There are no other implications arising from this report.

### **5. Background Papers**

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5.1 Cabinet and Council Budget and Capital Programme Reports February 2011.

5.2 Finance Monitoring Dashboard to the end of May 2011 report to Cabinet

Dale Robertson, Head of Performance and Change, 01604 837110  
Isabell Procter, Director of Finance and Support, 01604 838757  
Management Board, C/o David Kennedy, Chief Executive, 01604 837726



# Corporate Performance Report

Page 2 You

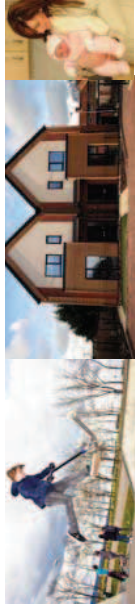
Page 3 Your Town

Page 4 Your Council



**NORTHAMPTON**  
**BOROUGH COUNCIL**





Supporting you when you need it  
 Ensuring homes are available for local people  
 Encouraging healthy, active, green living

Key

- Exceptional or over performance
- ★ On or exceeding target
- Within agreed tolerances
- ▲ Outside agreed target tolerance
- ✓ Good to be low: Better
- ✗ Good to be low: Worse
- ✓ Good to be High: Better
- ✗ Good to be High: Worse
- ↔ No change
- ? No data or target available
- ? No data available
- ! No target available

YOU: RED measures									
Measure ID & Name	Jul 11	Oct 11	Dec 11	Mar 12	Latest YTD Aug 2011	Current YTD Profiled Target	Annual Target	DOT v/s same time last yr	
Bigger is Better HI 36 Number of affordable homes delivered (NI.155)(Q) <b>a) Performance update and actions</b> In March 2011 the three year comprehensive spending review period ended along with the three year National Affordable Housing Program. All social housing grant allocated in that period had to be spent and housing completions completed by 31 March 2011. This has had a knock on effect on new builds starting since April. As a result the delivery of new affordable housing will not be achieved until later in the financial year. Although 10 affordable units were scheduled to be delivered in the first quarter of 2011, this has now been delayed due to affordable housing building being intrinsically linked with the wider scheme build period, which are moving very slowly due to the depressed housing market. Only in quarters 3 and 4 will we see any significant delivery of affordable units. It is still anticipated that the annual target will be achieved.	0	-	-	-	▲	10	100	✗	
YOU: BLUE measures									
Measure ID & Name	Jul 11	Oct 11	Dec 11	Mar 12	Latest YTD Aug 2011	Current YTD Profiled Target	Annual Target	DOT v/s same time last yr	
Smaller is Better HI 07 Number of households living in temporary accommodation (NI156) (M) <b>a) Performance update and actions</b> There were 33 households living in temporary accommodation in July due to a high number of homelessness applications being received. However, performance is better than the anticipated target of 45 at this point in time. The numbers will reduce with the introduction of the use of council housing stock as temporary accommodation from August 2011 and continued close working with the Voids Team to make homes available to let again as quickly as possible.	33	-	-	-	●	45	75	✓	
Bigger is Better HI 09 Homeless households for whom casework advice resolved their situation (M) <b>a) Performance update and actions</b> 224 households were helped in July, totalling 790 for the year to date. We continue to see an increase in the number of preventions made. Northampton Borough Council is in the top 10 authorities for prevention figures per 1,000 households.	790	-	-	-	●	619	2,000	✓	
Smaller is Better RB02 Speed of processing: Ave.time for processing new claims (M) <b>a) Performance update and actions</b> Monthly performance improvement has continued and this is reflected in the improvement overall. The in month processing time for July was 14.77 days and 20 days for the year to date.	20.00	-	-	-	●	22.25	19.00	?	

# YOUR TOWN



Helping create a clean, green and safe Northampton

---

Delivering inviting and enjoyable open spaces

---

Driving the development of a confident ambitious, successful Northampton

## APPENDIX 1

### Key

- Exceptional or over performance
- ★ On or exceeding target
- Within agreed tolerances
- ▲ Outside agreed target tolerance
- ✔ Good to be low: Better
- ✘ Good to be low: Worse
- ✔ Good to be High: Better
- ✘ Good to be High: Worse
- ➡ No change
- ? No data or target available
- ? No data available
- ! No target available

YOUR TOWN: RED measures									
Measure ID & Name	Jul 11	Oct 11	Dec 11	Mar 12	Latest YTD Aug 2011	Current YTD Profiled Target	Annual Target	DOT v/s same time last yr	
Bigger is Better CH04 Visits to museums in person per 1,000 population (M)	221.62	-	-	-	▲	255.14	514.02	✘	
<b>a) Performance update and actions</b> July: Visits in person to Abington Museum are higher than 2009 & 2010. Northampton Museum & Art Gallery continues to be affected by the reduced footfall to the town centre since 2010. We are proposing to create some targeted activities and events to make up this shortfall over the autumn and new year.									
Bigger is Better N1157a SM Percentage of 'small scale' major planning apps determined within 13 weeks (M)	66.67	-	-	-	▲	75.00	75.00	✘	
<b>a) Performance update and actions</b> We determined three small scale major planning applications in July, two of which were determined within 13 weeks.									
Bigger is Better TC002 Number of events delivered in partnership: parks and open spaces (Q)	1.00	-	-	-	▲	2.00	6.00	?	
<b>a) Performance update and actions</b> One event was supported this quarter, which was the carnival at Delapre Abbey in June 2011.									
Bigger is Better TC005 Percentage increase in Market Sq footfall compared to 2010-11 (Q)	-7.05	-	-	-	▲	2.00	2.00	?	
<b>a) Performance update and actions</b> There were a total of 18 days of activity in the Market Square in April, May and June 2011, compared to 39 days of activity in 2010. The decrease in footfall may be due to a reduction in the number of events being organised due to reduced budget and staff since April 2011. The staff continue to also be responsible for events in parks as well as the Market Square, and due to the limited resource the number of events planned has been significantly reduced. There were 116 days of activity co-ordinated by NBC in the parks during this period, including Party in the Park, Race For Life, Elton John Concert and Northampton Carnival. The Events Team have had to play more of a facilitating role than an organising role compared to the previous two years.									
The footfall for some events such as the Music Festival were also down due to bad weather. In addition, in June 2010 the 'Pride of Northampton' was launched, which increased the footfall to the town when comparing this year to last.									
Bigger is Better TC005n Market Square footfall (Q)	1,224,858...	-	-	-	▲	1,344,156.00	4,914,820.96	?	
<b>a) Performance update and actions</b> Comment as above.									
YOUR TOWN: BLUE measures									
Measure ID & Name	Jul 11	Oct 11	Dec 11	Mar 12	Latest YTD Aug 2011	Current YTD Profiled Target	Annual Target	DOT v/s same time last yr	
Bigger is Better TC001 Number of events delivered in partnership: Town Centre (Q)	3.00	-	-	-	●	2.00	6.00	?	
<b>a) Performance update and actions</b> In the first quarter we have delivered three events with partners including the Scouts, Music City and the Armed Forces.									



Being a responsive Council  
 Providing quality Services  
 Satisfying our Customers

**Key**

- Exceptional or over performance
- ★ On or exceeding target
- Within agreed tolerances
- ▲ Outside agreed target tolerance
- ▲ Good to be low: Better
- ▲ Good to be low: Worse
- ▲ Good to be High: Better
- ▲ Good to be High: Worse
- No change
- ? No data or target available
- ? No data available
- ! No target available

**YOUR COUNCIL: RED measures**

Measure ID & Name	Jul 11	Oct 11	Dec 11	Mar 12	Latest YTD Aug 2011	Current YTD Profiled Target	Annual Target	DOT v/s same time last yr
Smaller is Better BV012 The number of working days / shifts lost to sickness absence (M)	3.54	-	-	-	▲	3.00	9.00	▲
<b>a) Performance update and actions</b> See comments for BV12 rolling 12 month figure.								
Smaller is Better BV012_12r Ave. no. of days/shifts lost to sickness for rolling 12 month period (M)	12.14	-	-	-	▲	9.00	9.00	▲
<b>a) Performance update and actions</b> The absence figure of 0.81 FTE days in June and July is an improvement of 0.16 FTE days compared to May at 0.97 FTE days. In July 2011, the top five reasons for absence were Mental Health (anxiety/stress); Musculoskeletal (back); Surgery (orthopaedic); followed by Flu-like symptoms; and Coughs and cold. Mental health (anxiety and stress) has remained the highest reason for absence during May, June and July and accounted for 404 days lost (inclusive of long and short term absences).								
Bigger is Better CS05 Percentage of customers satisfied with their contact experience (M)	84.67	-	-	-	▲	90.00	90.00	▲
<b>a) Performance update and actions</b> Customer satisfaction for July was recorded at 71%, which is below target. The year to date figure is 84.67%, which is also below the target of 90%. Figures have been impacted upon by the high levels of customer contact during the transition of some of the Council's environmental services to a new service provider, Enterprise Managed Services Ltd (EMS). The new partnership for environmental services between Northampton Borough Council, Daventry District Council and EMS began on Monday 6 June.								
Bigger is Better CS13 Percentage of all calls answered (M)	78.09	-	-	-	▲	95.00	95.00	▲
<b>a) Performance update and actions</b> The percentage of calls answered in July was recorded at 74.8%, which is below target. The year to date figure is 78.09%, which is also below the target of 95%. This is due to an increase in call volumes, particularly during the transition period of some of the Council's environmental services to a new provider, Enterprise Managed Services Ltd from June 2011. Increased volumes were anticipated. However, demand still exceeded available resources.								
Bigger is Better CS14 One-Stop shop: Percentage of all cust. waiting less than 15 mins (M)	75.01	-	-	-	▲	90.00	90.00	?
<b>a) Performance update and actions</b> Volumes of enquiries, particularly complex enquiries and drop-ins, have increased in the OSS impacting on this indicator. Measures including additional floor walkers utilising hand held tablets are being introduced to try to move the enquiries to the telephone and website.								
Smaller is Better PP05 Percentage change in 12 month ELEC consumption compared to previous year (M)	-4.5	-	-	-	▲	-5.0	-5.0	▲
<b>a) Performance update and actions</b> Electricity consumption has decreased when compared to the previous year but is 0.5% points from achieving the target.								
Bigger is Better RB06 Percentage of Council Tax collected (M)	38.88	-	-	-	▲	39.40	97.50	▲
<b>a) Performance update and actions</b> The cash collection rate remains higher than at the same point last year.								

**YOUR COUNCIL: BLUE measures**

Measure ID & Name	Jul 11	Oct 11	Dec 11	Mar 12	Latest YTD Aug 2011	Current YTD Profiled Target	Annual Target	DOT v/s same time last yr
Bigger is Better FIN27 NBC procurement savings for the year against costs of NBC procurement (M)	£166,865	-	-	-	●	£123,333	£370,000	▲
<b>a) Performance update and actions</b> The HR savings have not been received for July so they will be added to August figures								
Bigger is Better RB04 (prev BV010) Percentage of non-domestic rates due for the year, which have been received (M)	41.40	-	-	-	●	41.13	99.65	▲
<b>a) Performance update and actions</b> The collection rate for Business Rates is slightly ahead of the newly agreed target for the end of July. The Business Rate team have been contacting customers to make arrangements and this coupled with the commencement of legal action to recover sums due for the 2011/12 financial year in the Magistrates' Court has seen an influx in payments.								
Smaller is Better RB07 Total % of debt outstanding, not in recovery and overdue (M)	6.53	-	-	-	●	9.40	8.00	▲
<b>a) Performance update and actions</b> The percentage of debt outstanding remains lower than the target of 9.4% at 6.53%. We continue to monitor the individual levels of each area of debt to maintain performance.								