



NORTHAMPTON
BOROUGH COUNCIL

CABINET AGENDA

Wednesday, 10 June 2015

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

6:00 pm

Members of the Cabinet:

Councillor: Mary Markham (Leader of the Council)

Councillor: Mike Hallam (Deputy Leader)

Councillors: Alan Bottwood, Tim Hadland, Stephen Hibbert, Brandon Eldred and Anna King.

Chief Executive David Kennedy

If you have any enquiries about this agenda please contact
democraticservices@northampton.gov.uk or 01604 837722

PORTFOLIOS OF CABINET MEMBERS

CABINET MEMBER	TITLE
Councillor M Markham	Leader
Councillor M Hallam	Deputy Leader Finance
Councillor A Bottwood	Environment
Councillor T Hadland	Regeneration, Enterprise and Planning
Councillor S Hibbert	Housing
Councillor A King	Community Safety

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

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. A maximum of thirty minutes in total will be allowed for addresses by Members 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, 10 June 2015
at 6:00 pm.

**D Kennedy
Chief Executive**

AGENDA

1. APOLOGIES

2. MINUTES

(Copy herewith)

3. INTENTION TO HOLD PART OF THE MEETING IN PRIVATE


4. DEPUTATIONS/PUBLIC ADDRESSES

5. DECLARATIONS OF INTEREST

6. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

None

7. ACQUISITION OF PROPERTY IN THE CULTURAL QUARTER

 Report of Director of Regeneration, Enterprise and Planning (Copy herewith)

8. 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:-**

NORTHAMPTON BOROUGH COUNCIL

CABINET

Wednesday, 4 March 2015

PRESENT: Councillor Mackintosh (Chair); Councillor Markham (Deputy Chair);
Councillors Bottwood, Eldred, Hadland and Hallam

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on the 18th February 2015 were agreed and signed by the Leader.

3. INTENTION TO HOLD PART OF THE MEETING IN PRIVATE

There were no items to be heard in private.

4. DEPUTATIONS/PUBLIC ADDRESSES

There were none.

5. DECLARATIONS OF INTEREST

There were none.

6. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

There were none.

**7. CABINET RESPONSE TO THE OVERVIEW & SCRUTINY REPORT -
RECOMMENDATIONS - MANAGEMENT AND REGULATION OF PRIVATE
SECTOR HOUSING (INCLUDING HIMOS)**

Councillor Markham as the relevant Cabinet Member submitted a report and elaborated thereon. She thanked the work undertaken by Overview and Scrutiny and noted that all the recommendations had been adopted, Members were updated and informed that, because of the enhanced work done by the Housing Department, two HIMOs had been closed down as they were found to be unsafe, and 760 suspected unlicensed HIMOs and 16 properties currently being investigated.

RESOLVED:

1. That the recommendations included in the Overview and Scrutiny for the Management and Regulation of Private Sector Housing (including HIMOs) be accepted.
2. That the Task and Finish Group be formally congratulated for their commitment to best practice regulation and management of private sector housing, the high quality and comprehensive report produced and thanked for their time and effort given to produce it.

8. THE NORTHAMPTON CULTURAL QUARTER

Councillor Eldred, as the relevant Cabinet Member, submitted a report and noted that he looked forward to continuing to work with the Museum of Leathercraft in finding a suitable home for them in the Cultural Quarter.

RESOLVED:

- 2.1 That support for the development of the Cultural Quarter be affirmed and progress that had been made with key projects be noted.
- 2.2 That the Local Growth Fund announcement from South-East Midlands Local Enterprise Partnership (SEMLEP) that Northampton Borough Council's Vulcan Works project would be awarded funding in 2016/17 be welcomed.
- 2.3 That, subject to formal confirmation of the Local Growth Fund award from SEMLEP, as per paragraph 2.2 above, Cabinet agreed that up to the full value of the said award may be borrowed via Northamptonshire Enterprise Partnership (NEP), from the Public Works Loan Board, to allow the Vulcan Works project to immediately progress to its construction phase and noted that the loan was to be repaid when SEMLEP's Local Growth Fund award becomes available in 2016/17.
- 2.4 That it be agreed that the council makes a cash contribution to the Vulcan Works project of £650,000 from resources available to the 2016/17 capital programme.
- 2.5 That delegation be given to the Director of Customers and Communities, in consultation with the Cabinet Member for Community Engagement, authority to award a contract for detail design work for the refurbishment and expansion of Northampton Museum and Art Gallery and to award other contracts as necessary for completion of the proposed works.
- 2.6 That support for the Museum of Leathercraft be affirmed and made a commitment to finding a suitable location for it within the Cultural Quarter.

9. GREYFRIARS SITE DEVELOPMENT - PROGRESS REPORT AND PROPOSED WAY FORWARD

Councillor Mason addressed Cabinet and commented that she was glad that something was being done to the Greyfriars site and expressed her happiness that something was being done to accommodate coach passengers and hoped that the members of the public would be listened to through the consultation process that had been carried out.

The Leader thanked Councillor Mason for her comments and went on to thank her for her contributions and service to the Council over many years.

Councillor Hadland, as the relevant Cabinet Member submitted a report and commented that 3 potential ideas had come from the public consultation and it was considered to be the right time to bring the site forward and therefore Cabinet were being asked to approve the commissioning of a "concept plan".

RESOLVED:

1. That the current progress being made with the demolition and clearance of the site be noted.

2. That the commissioning of a “concept plan” for the Greyfriars site within the timescale outlined in the report, in order to help bring the site forward for development be approved.
3. That plans are commenced for a new improved facility for coaches on the west island site of Greyfriars to act as a small transport hub within the site to complement North Gate and replace the Victoria Street Coach Stop be agreed.
4. That it be agreed that a further report be brought to Cabinet in due course.

10. NORTHAMPTON WATERSIDE ENTERPRISE ZONE (NWEZ)

Councillor Hadland, as the relevant Cabinet Member submitted a report and noted that there had been significant progress made in the Enterprise Zone and that further funding would be provided to improve infrastructure in the area.

RESOLVED:

1. That the progress made to date be noted.
2. That an additional budget of £428,971 to bring forward prioritised infrastructure works within the EZ be approved, following a request made to the South East Midlands Local Enterprise Partnership EZ Board. The expenditure was forward funded by NBC from the New Homes Bonus Reserve and would be repaid through uplift in business rates.

11. STRATEGIC ACQUISITION OF LAND AND BUILDINGS

The Leader explained that the report before Cabinet, was an urgent item and consent for this had been given by the Chair of Overview and Scrutiny.

Councillor Hadland, as the relevant Cabinet Member submitted a report and noted that the Cabinet were asked for the approval of the principle of the acquisition of land for the potential development of sheltered accommodation.

RESOLVED:

1. That the principle of the acquisition by this Council of the freehold interest in the property in Northampton to bring forward additional housing be approved.
2. That authority be delegated to the Director of Regeneration Enterprise and Planning the power to approve suitable terms of the acquisition in consultation with the Cabinet Member for Regeneration Enterprise and Planning subject to full due diligence
3. That the inclusion in the Council’s Housing Revenue Account (HRA) Capital Programme for 2015/16 of funding up to £750,000 to support the acquisition subject to further investigation, due diligence and production of the business case be approved

The Leader stated this was the last Cabinet meeting of the current administration and thanked Cabinet members and the officers for their hard work and support. He wished everyone well and closed the meeting.

Appendices

1



NORTHAMPTON
BOROUGH COUNCIL

CABINET REPORT

Report Title

Acquisition of Property in the Cultural Quarter

AGENDA STATUS:

PUBLIC

Cabinet Meeting Date:	10 June 2015
Key Decision:	Yes
Within Policy:	Yes
Policy Document:	No
Directorate:	Regeneration, Enterprise & Planning
Accountable Cabinet Member:	Regeneration Enterprise and Planning - Cllr Tim Hadland
Ward(s)	Castle

1. Purpose

- 1.1 The purpose of this report is to seek the authority of Cabinet to the principle of the strategic acquisition of the property known as 9 Guildhall Road, to support the Cultural Quarter.

2. Recommendations

- 2.1 That Cabinet approve the principle of the acquisition by this Council of the freehold interest in the property, known as 9 Guildhall Road shown edged red upon the plan at Appendix 1.
- 2.2 That Cabinet delegates to the Director of Regeneration Enterprise and Planning the power to approve the terms of the acquisition in consultation with the Cabinet Member for Regeneration Enterprise and Planning.
- 2.3 That Cabinet approves the inclusion in the Council's Capital Programme for 2015/16 of up to £360,500 (inclusive of statutory acquisition costs) to support this purchase, subject to prior approval by the Director of Regeneration Enterprise and Planning and the Chief Finance Officer following due diligence and a sufficient business case to support this.

- 2.4 That Cabinet approves the drawdown of up to £360,500 from the Council's Strategic Investment Reserve as the funding source for the acquisition of 9 Guildhall Road.

3. Issues and Choices

3.1 Report Background

- 3.1.1 The property known as 9 Guildhall Road, is shown edged red on the plan at Appendix 1. It was formerly a hotel and later County Council administrative offices. During the last 3 years it has been used by "NN" – the innovative Northampton arts group as exhibition & performance space, workshop/studios and for informal café arrangements. The property is owned by Northamptonshire County Council ("NCC") and let to NN on a lease expiring in September 2017.
- 3.1.2 The Council wishes to see this property brought within its ownership to support the wider objectives of the Cultural Quarter and to control forms of potential re-development or alternative use.
- 3.1.1 Terms have been provisionally agreed between NCC and this Council for a purchase of the property, with the existing tenant in place. The terms reflect the market value of the property as assessed independently.

3.2 Issues

- 3.2.1 The property provides accommodation for "NN", the contemporary arts organisation and is subject to an existing agreement with them which runs up to September 2017. Prior to the expiry of this agreement there would be a need to review the best uses of the property in the medium to long term.

3.3 Choices (Options)

- 3.3.1 The Council could choose not to purchase the property. The opportunity for the Council to have full control of this building to support cultural and wider Council objectives, would though be lost.
- 3.3.2 The Council could choose to purchase the property to support its existing uses. Owning the building would also offer a number of different opportunities for the Council to bring forward positive development in the longer term to support the Cultural Quarter and wider town centre.

4. Implications (including financial implications)

4.1 Policy

- 4.1.1 There are none specifically.

4.2 Resources and Risk

- 4.2.1 **Capital:** Capital costs of up to £360,500 (inclusive of stamp duty land tax on provisionally agreed price) would need to be incurred in this purchase and this expenditure would form part of the approved capital programme for 2015/16 – provided a fully developed business case was first approved by the Director. The source of capital funding would be from the Council's Strategic Investment Reserve which was established for the purpose of strategic asset purchases and invest to save projects. This acquisition would be for strategic asset purchases reasons initially. However, in the future there may be some opportunities to generate revenue streams from the acquisition to demonstrate invest to save credentials. If the property were to be disposed of subsequently by this Council, subject to intervening movements in the general property market in Northampton, it is likely that the full sum provisionally agreed for the property would be recoverable from another purchaser.
- 4.2.2 **Revenue:** The property currently generates no income. There are current revenue expenditure responsibilities for the landlord to meet under the terms of the existing lease that expires in 2017. These are principally related to liabilities for external repairs. It is not known what the current levels of expenditure by NCC are, but various works were completed in 2012 by NCC to assist the commencement of the present use. The Council will undertake its due diligence on these costs prior to purchasing the property, with any additional costs to be funded from within existing budgets. The income and expenditure position in the future would clearly depend on a number of factors, including any renewal lease and terms in that – if one was granted. The impact of potential options will be assessed through the development of a business case.
- 4.2.3 **Risk:** Capital renewals to the property could require significant expenditure in the medium term. There are various building elements and services that are at or nearing the end of their useful life.

4.3 Legal

- 4.3.1 The Council would need to exercise due diligence in completing any purchase. The acquisition of a property at market value is within the general powers of competence of the Council.

4.4 Equality

- 4.4.1 There are none specifically. The property would remain open to the general public on the same basis whilst the existing lease remains in place.

4.5 Consultees (Internal and External)

- 4.5.1 By virtue of the existing lease, the occupation and use of the property would remain the same after purchase as it is now. Ward Councillors and other consultees would be consulted, in the future, if firm proposals for alternative use of the property were developed.

4.6 How the Proposals deliver Priority Outcomes

- 4.6.1 The strategic acquisition of property interests within this locality is consistent with both the Council's Cultural Quarter and wider town centre regeneration strategy.

4.7 Other Implications

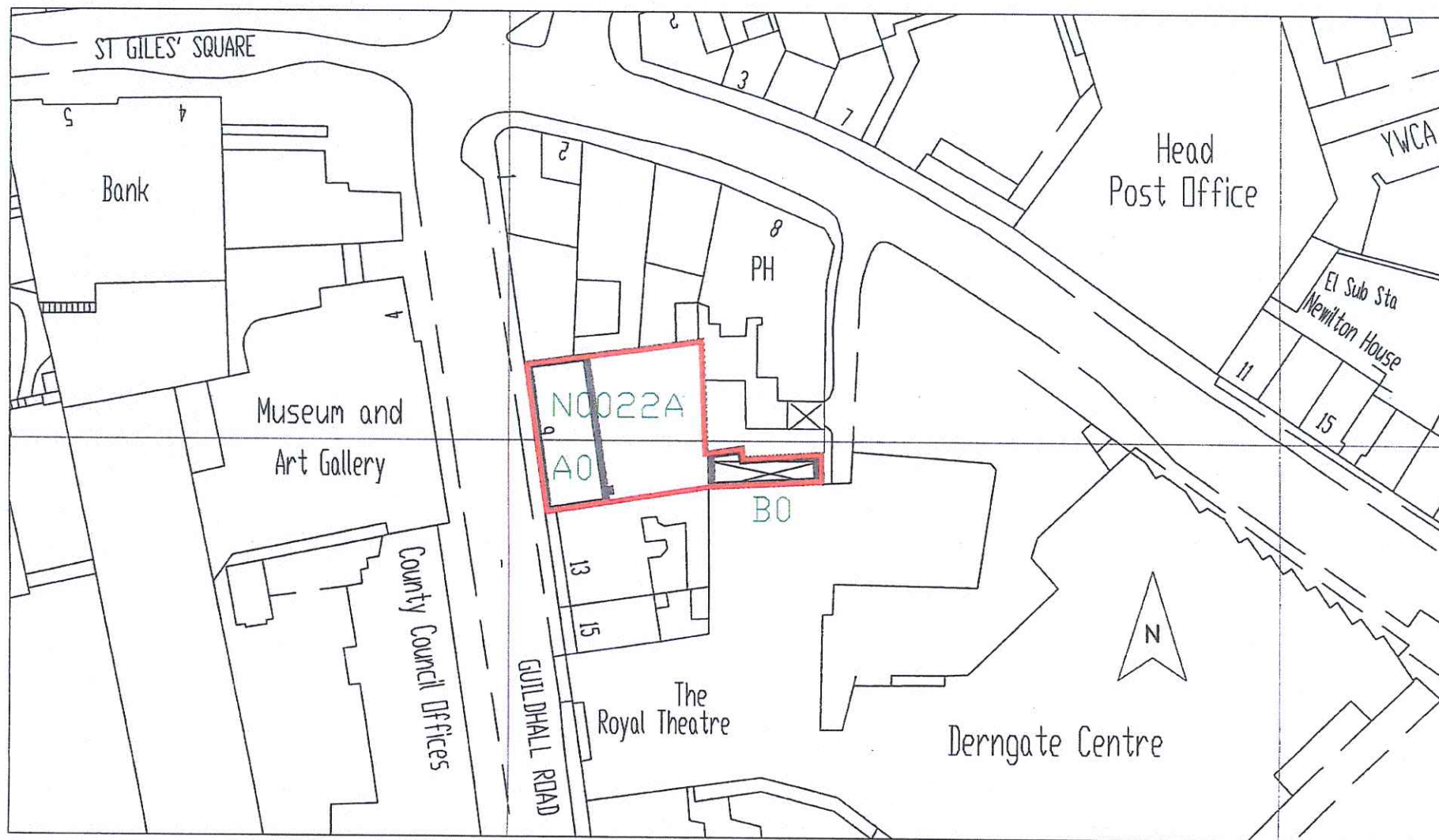
- 4.7.1 There are none specifically.

5. Background Papers

None

**Simon Dougall,
Corporate Asset Manager,
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8



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