



NORTHAMPTON
BOROUGH COUNCIL

CABINET AGENDA

Wednesday, 22 January 2020

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

6:00 pm

Members of the Cabinet:

Councillor: Jonathan Nunn (Leader of the Council)

Councillor: Phil Larratt (Deputy Leader)

Councillors: Mike Hallam, Tim Hadland, Stephen Hibbert, Brandon Eldred, Anna King and James Hill.

Chief Executive

George Candler

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 J Nunn	Leader
Councillor P Larratt	Deputy Leader
Councillor M Hallam	Environment
Councillor B Eldred	Finance
Councillor T Hadland	Regeneration and Enterprise
Councillor S Hibbert	Housing and Wellbeing
Councillor A King	Community Engagement and Safety
Councillor J Hill	Planning

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 837057)

In writing: Democratic and Member 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, The Guildhall, St. Giles Square, Northampton, NN1
1DE

on Wednesday, 22 January 2020

at 6:00 pm.

George Candler
Chief Executive

AGENDA

- 1. APOLOGIES**
- 2. MINUTES**
- 3. INTENTION TO HOLD PART OF THE MEETING IN PRIVATE IF NECESSARY**
- 4. DEPUTATIONS/PUBLIC ADDRESSES**
- 5. DECLARATIONS OF INTEREST**
- 6. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES**
- 7. CITYFIBRE ROLLOUT**
 (Copy herewith)
- 8. TRANSFER OF SOUTHBRIDGE LAND TO THE COUNCIL**
(Copy herewith)
- 9. COMMUNITY ASSET TRANSFER OF CHERRY ORCHARD**
(Copy herewith)
- 10. FINANCE MONITORING TO NOVEMBER 2019**
(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.”

This page is intentionally left blank

NORTHAMPTON BOROUGH COUNCIL

CABINET

Monday, 23 December 2019

PRESENT: Councillor Nunn (Chair); Councillor Larratt (Deputy Chair); Councillors Eldred, Hadland, Hallam, J Hill, Hibbert and King

1. APOLOGIES

There were none.

2. MINUTES

The minutes of the meeting held on 4 December 2019 were agreed and signed by the Leader.

3. INTENTION TO HOLD PART OF THE MEETING IN PRIVATE IF NECESSARY

There was no intention to hold any part of the meeting 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. COUNCIL TAX REDUCTION SCHEME 2020/21

Councillor Eldred, as the relevant Cabinet Member, submitted his report and elaborated thereon. Councillor Eldred highlighted that it was recommended that the Council Tax Reduction Scheme (CTRS) remains at a 35% reduction in 2020/2021.

Councillor Stone addressed Cabinet and commended the report as excellent. She added that she was pleased that it was being recommended that the Council Tax Reduction Scheme (CTRS) remains at a 35% reduction but she conveyed her concerns regarding any associated costs, such as those in relation to training, supporting people, debt recovery and court costs. Councillor Stone queried how the total associated costs would compare to the income. Councillor Stone commented that she was aware of other Local Authorities that had kept costs to a minimum and she asked for further information. The Cabinet Member for Finance confirmed that this information would be obtained.

The Leader advised that it was important for there to sufficient budget for training and support.

RESOLVED:

- 1 That the recommendation for the Council Tax Reduction Scheme (CTRS) to remain at a 35% reduction in 2020/21 be approved.

- 2 That Cabinet recommended the CTRS for approval at Council on the 20th January 2020.

8. COUNCIL TAX BASE 2020/2021

Councillor Eldred submitted his report and elaborated thereon. He drew Cabinet's attention to paragraph 3.1.2 of the report that summarised movement in the tax base. He went on to refer Cabinet to paragraph 3.1.9 of the report.

Councillor Stone addressed Cabinet and commented that she felt that caution should be applied regarding the number of properties that would be liable for 200% premium charge for being unfurnished; she queried how many properties this applied to and how much furniture needed to be in the property before it was no longer classed as unfurnished. She further commented that 97.8% appeared to be a very good collection rate and asked how this compared to neighbouring Authorities. The Cabinet Member for Finance confirmed that he would obtain this information.

RESOLVED that:

- 2.1 Cabinet recommended to Council to approve the tax base for 2020/21 at 69,376.28 Band D equivalent properties and associated parish tax bases within this report.

'Band D' is used as a denominator value and changes to discounts, exemptions and collection rates will impact on the calculated 'tax base', in addition to any gains or losses in the number of physical properties.

	2019/20	2020/21	Change
Billing	2,804.54	2,820.81	16.27
Collingtree	528.4673	536.15	7.68
Duston	5,562.62	5,581.06	18.44
Great Houghton	294.8073	289.50	-5.31
Hardingstone	816.3065	818.18	1.88
Upton	2,723.61	2,788.69	65.07
Wootton	2,980.14	2,990.71	10.57
East Hunsbury	3,510.44	3,506.83	-3.60
West Hunsbury	1,661.73	1,667.27	5.54
Hunsbury Meadow	888.343	972.28	83.93
Northampton (Unparished)	46,647.54	47,404.79	757.25
Total tax base	68,418.55	69,376.28	957.73

- 2.2 Authority be delegated to the Section 151 Officer in consultation with the Cabinet member for Finance to make any technical adjustments necessary arising out of the Local Government draft settlement which impacts on the tax base, and to confirm, and inform the relevant authorities, the estimated surplus/deficit on the Collection Fund and how much would be attributable to each council, including NBC, after the statutory date of the 15th January 2020.
- 2.3 The detailed breakdown of how the tax base and the associated parish tax bases are calculated is shown as a band D equivalent in appendix 1 be agreed.
- 2.4 It be recommended to Council that the long-term empty property premium of 200% is

implemented for properties vacant for over five years, to take effect from the 1st April 2020.

9. GENERAL FUND REVENUE AND CAPITAL BUDGETS 2020/2021

Councillor Eldred elaborated on his report and highlighted the proposed increase for Council Tax and the envisaged costs of around £1 million for Unitary costs. He added that temporary accommodation was a key issue and work is taking place getting people out of temporary accommodation into permanent accommodation.

Councillor Birch addressed Cabinet and posed a number of questions. She queried whether the proposed charge for the collection of green waste would increase fly-tipping and what the associated cleaning costs would be. She further queried what the administration costs were and whether each household would be charged the same rate for the collection of green waste, irrespective of the size of the gardens. Councillor Birch asked whether the Cabinet fund of £70,000 would exist for 2020/21 and what this fund had been spent on previously. She added that she was concerned regarding any restructuring of the budget for community and other grants. In response to Councillor Birch's queries, she was advised that it was expected that there would be no impact on fly-tipping in relation to the proposed charge for the collection of green waste. An update on grants would be given to CEFAP and it was proposed that Councillors' empowerment funds would be each reduced by £1,000 to £2,000.

Councillor Stone addressed Cabinet conveying her concerns regarding the Environmental Services contract and the proposed increase in costs of 3% for next year' compared to inflation of 1.5% and forecast inflation for 2020/2021 of 1.9%. She added that inflation is often written into such contracts.

RESOLVED that:

- 2.1 The draft Housing Revenue Account (HRA) budget including charges and rents as detailed in appendices 1 and 4 be approved for public consultation.
- 2.2 The draft HRA Capital Programme and financing, as detailed in appendix 2 be approved for public consultation.
- 2.3 The draft Total Fees proposed for NPH in appendix 3 to deliver the services in scope. Report Title Housing Revenue Account (HRA) Budget, Rent Setting 2020/21 and Budget Projections 2021/22 to 2023/24 Appendices 4 147 Agenda Item 10 be noted.
- 2.4 A further £500k amount in 2019-20 for buybacks and spot purchases of properties by bringing forward the amount proposed from 2020-21 within the HRA capital programme, as set out at paragraph 3.2.34 be approved.
- 2.5 Up to a further £1.5m of capital spend in addition to the £6m previously approved by Council for the NCC Supported Living Provision property schemes. The total budget of up to £7.5m to be managed by NPH with NBC as part of the revised Capital Programme for 2019-20, as set out at paragraphs 3.2.35-3.2.37, be approved.
- 2.6. It is noted that the above approval is subject to the completed amended financial appraisal review.
- 2.7 Authority be delegated to the Chief Finance Officer, the authority to approve any variations within the £7.5m budget.

2.8 Authority be delegated to the Chief Executive in consultation with the Cabinet Member for Housing and Wellbeing, the Head of Housing and Wellbeing and the Chief Finance Officer, the authority to approve any variations required to be made to the Management Agreement between Northampton Borough Council and Northampton Partnership Homes dated 5 January 2015 that may be required to implement any Cabinet approvals arising from this report.

10. HRA REVENUE AND CAPITAL BUDGETS 2020/2021

Councillor Eldred elaborated on his report and highlighted the proposed rent increase; advising that this was the first increase to rents for many years.

Councillor Stone addressed Cabinet commenting that she was pleased that a fund had been set up for “buy back”. She queried how many properties this applied to and how many were now in the ownership of private landlords. She was concerned that private rents would be much higher than social rents. The Leader advised that 24 properties are currently in the scheme in relation to “buy back”; 10 had been completed and 14 were going through the system.

RESOLVED that:

2.1 The draft Housing Revenue Account (HRA) budget including charges and rents as detailed in **appendices 1 and 4** be approved for public consultation.

2.2 The draft HRA Capital Programme and financing, as detailed in **appendix 2** be approved for public consultation.

2.3 The draft Total Fees proposed for NPH in **appendix 3** to deliver the services in scope be noted.

2.4 A further £500k amount in 2019-20 for buybacks and spot purchases of properties by bringing forward the amount proposed from 2020-21 within the HRA capital programme, as set out at paragraph 3.2.34 be approved.

2.5 Up to a further £1.5m of capital spend in addition to the £6m previously approved by Council for the NCC Supported Living Provision property schemes. The total budget of up to £7.5m to be managed by NPH with NBC as part of the revised Capital Programme for 2019-20, as set out at paragraphs 3.2.35-3.2.37 be approved

2.6 The above approval is subject to the completed amended Financial appraisal review be noted.

2.7 The authority to approve any variations within the £7.5m budget be delegated to the Chief Finance Officer.

2.8 The authority to approve any variations required to be made to the Management Agreement between Northampton Borough Council and Northampton Partnership Homes dated 5 January 2015 that may be required to implement any Cabinet approvals arising from this report, be delegated to the Chief Executive, in consultation with the Cabinet Member for Housing and Wellbeing, the Head of Housing and Wellbeing and the Chief Finance Officer.

11. CORPORATE PLAN 2019-2021

The Leader submitted the report and elaborated thereon. He advised that the Corporate Plan for 2019-2021 had been refreshed.

Councillor Stone addressed Cabinet commending the format of this version of the Corporate Plan. She added that that it would be useful for other statistics to be presented in a similar format, such as data in relation to vulnerable children and air pollution.

RESOLVED that:

- 2.1 The draft Corporate Plan for 2019-2021 be recommended to Council on 20 January 2020, and the Chief Executive be authorised to finalise the document and publish this alongside the Council's Medium-Term Financial Plan (MTFP).

The meeting concluded at 6:35 pm

This page is intentionally left blank



CABINET REPORT

Report Title	CityFibre Rollout
---------------------	-------------------

AGENDA STATUS: Public

Cabinet Meeting Date:	22 January 2020
Key Decision:	YES
Within Policy:	NO
Policy Document:	NO
Directorate:	Economy, Assets and Culture
Accountable Cabinet Member:	CLlr Tim Hadland, Regeneration and Enterprise
Ward(s)	All

1. Purpose

- 1.1. To approve and agree the delivery of a new fibre network within Northampton with CityFibre as set out below in the report and to approve and agree the arrangements that the Council are putting in place to facilitate this scheme of investment in Northampton
- 1.2. To agree that the authority to negotiate and agree terms to enter into the following; - a lease with CityFibre for land at Stone Circle Road for a Data Centre Unit supported by a wayleave with CityFibre Metro Networks Limited and a substation lease with Western Power Distribution Limited to supply electricity to the Data Centre Unit all of which forms part of the scheme of investment in Northampton be delegated to the Economic Growth and Regeneration Manager in consultation with the Lead Member for Regeneration and Planning the Chief Finance Officer and Borough Secretary
- 1.3. To agree that the authority to negotiate and approve the terms of a Master Wayleave Agreement and associated resourcing Service Agreement with CityFibre be delegated to the Economic Growth and Regeneration Manager in consultation with the Lead Member for Regeneration and Planning the Chief Finance Officer and Borough Secretary

2. Recommendations

It is recommended that:

- 2.1. Cabinet approves and agrees the delivery of a new fibre network by CityFibre as set out below in the report within the Borough and approves and agrees the arrangements that the Council are putting in place to facilitate this scheme of investment in Northampton
- 2.2. Cabinet delegates to the Economic Growth and Regeneration Manager in consultation with the Lead Member for Regeneration and Planning the Chief Finance Officer and Borough Secretary the authority to enter into the following; - a lease with CityFibre for land at Stone Circle Road for a Data Centre Unit supported by a wayleave with CityFibre Metro Networks Limited and a substation lease with Western Power Distribution Limited to supply electricity to the Data Centre Unit, all of which form part of the scheme of investment in Northampton as set within this report
- 2.3. Cabinet delegates to the Economic Growth and Regeneration Manager the authority to negotiate and enter a Master Wayleave Agreement and associated resourcing Service Agreement with CityFibre on appropriate terms to support the scheme of investment in Northampton.
- 2.4. Cabinet delegates the Economic Growth and Regeneration Manager the authority to agree a process for approving wayleave applications which will form part of the Master Wayleave Agreement and as noted above forms part of this Scheme of investment. The applications will be submitted in stages and the routes considered pursuant to this process.

3. Issues and Choices

3.1. Report Background

- 3.1.1. As part of a £40m private sector investment from CityFibre, Northampton will be among the first locations in the UK to receive full fibre rollout. Full fibre broadband connectivity, is the next generation digital connectivity, providing homes and business with gigabit (1000 megabits per second) broadband speeds. Full fibre is key policy driver for Government- aiming for national coverage by 2025, and will be essential in supporting future economic development, smart city aspirations and citizen access to services. Currently Northampton has 3% Full fibre, below the 10% national availability.
- 3.1.2. Work has begun to extend full fibre network to reach almost every home and business in Northampton, with the first homes and businesses to connect from early 2020 and works projected to be largely complete by the end of 2022. This investment in providing full fibre is expected to boost the wider Northampton economy by approximately £160 million through

productivity improvements, new business start ups and increased house prices.

- 3.1.3. Construction work has commenced in Brackmills, Hardingstone and Wootton, with Grange Park, Collingtree and East Hunsbury to follow soon.
- 3.1.4. CityFibre are working closely with the Council and Northamptonshire County Council as well as local communities to minimise and manage disruption and ensure a fast and successful roll-out. Residents will be kept informed by door-to-door teams and mailings ahead of works in their streets.
- 3.1.5. CityFibre are a wholesale network provider, with Vodafone initially utilising CityFibre's network to give users download speeds 16 times faster and upload speeds 125 times faster than the average fixed broadband service in the UK. Other providers will be able to access the network to offer services in the future.
- 3.1.6. To facilitate this investment and to reach the maximum number of homes within the borough CityFibre required two Data Centre unit sites within the borough to serve each side.
- 3.1.7. The Council worked with Cityfibre to identify suitable locations for their Data Centre unit locations, helping to identify land owners and potential issues with statutory processes.

Lease for Data Centre unit site

- 3.1.8. One of the two Data Centre unit locations that was selected by CityFibre is on land owned by the Council, which is off Stone Circle Road. This location would serve approximately 40,000 premises in the North and East of the Borough. CityFibre requested the opportunity to discuss taking a 20-year lease on this site. The Stone Circle Data Centre will be supported a Western Power Distribution substation on the same site and the Council is presently agreeing the provisions of this substation lease.
- 3.1.9. The other Data Centre unit (which is not within the Council's ownership) is operational and is located in an industrial unit within Brackmills Industrial Estate. As it is within an existing industrial unit no planning permission was required. This is feeding the South and West as well as much of the town centre.
- 3.1.10. The Data Centre unit site at Stone Circle Road referred to at paragraph 3.1.8. and shown on the attached plan is approximately 1,000 square metres of land and is currently designated and used as public open space.
- 3.1.11. The neighbouring land surrounding the site has been used by Thorplands 81 for the last 5 years for football pitches with the location identified by City Fibre being adjacent to this site.
- 3.1.12. Planning permission (N/2019/0469) for the Stone Circle Road Data Centre Unit referred to in paragraph 3.1.10 was granted on 31/07/19.

- 3.1.13. As noted at paragraph 3.1.8 the land selected by CityFibre is designated as public open space. As a result the Council was required to comply with the provisions of section 123 (2A) of the Local Government Act 1972.
- 3.1.14. The Cabinet Member for Regeneration and Enterprise approved “in principle” the disposal by way of the long lease the land at Stone Circle Road subject to (1) the intended disposal being advertised in accordance with statutory requirements and (2) any objections arising from this process being considered by Cabinet prior to any disposal taking place.
- 3.1.15. The Consultation as noted in 3.1.14 took place between 21st November 2019 and 12th December 2019. No representations were received by the Council
- 3.1.16. A lease is being finalised between the Council and CityFibre for this site

Wayleave

- 3.1.17. As the network moves through the design stage and into delivery a variety of statutory approvals will need to be sought. CityFibre have wide ranging powers statutory powers (Code Powers) under to the Telecommunications Act (2003) to gain the access required and to undertake works if necessary.
- 3.1.18. It is the preference of CityFibre to make these arrangements in a collaborative way with the Council through the agreement of wayleaves under a Master Wayleave Agreement.
- 3.1.19. CityFibre will need to cross land in the ownership of the Council on many occasions in order to deliver the full network across the borough including the Council’s housing stock. This is particularly relevant to the Council’s tenants and residents of Northampton providing them with connectivity and ensuring that residents here are not digitally disadvantaged.
- 3.1.20. As CityFibre will need a large number of wayleaves (approximately 600-800) which will need to follow the same process it was agreed that a Master Wayleave agreement be developed, to include a set process for how each wayleave route is processed and assessed.
- 3.1.21. A standard process is being developed under which each wayleave route application will be submitted, and agreement will only be given once the route map and other associated information, is checked to ensure that this does adversely affect any Council land.
- 3.1.22. It has been agreed that as part of the above process Northampton Partnership Homes (NPH) will in its capacity as the provider of housing management services to the Council’s housing stock also consider any application received from CityFibre that affects any land NPH manages
- 3.1.23. As part of this Master Wayleave Agreement reinstatement has been considered with standards included to ensure that where digging is required that these areas are reinstated to an appropriate standard.

- 3.1.24. Even with this streamlined process there will still be a significant call on the resources of both the Council and NPH to process these applications
- 3.1.25. A process for how the routing of the wayleave application will work through the Council's housing stock land is being agreed with NPH, as part of the process referred to in paragraph 3.1.22 with NPH having the control over the routing to/through their managed properties.
- 3.1.26 An individual wayleave can be approved under an existing officer delegation but given the number of wayleaves anticipated and that it is likely these will affect most wards it was considered appropriate that the approval of Cabinet is required.

3.2. Issues

- 3.2.1. There is a restrictive covenant on the land off Stone Circle Road to only use the land as recreation amenity or public open space. Northamptonshire County Council (NCC) are the beneficiary of this. CityFibre have engaged with NCC directly over this to obtain a release during the term of the lease.
- 3.2.2. Disruption, as noted above, is a risk with this project. Northampton benefits from having existing ducting in many areas as well as aerial deployment reducing the need for digging to take place in some areas. This along with the use of narrow trenching will minimise disruption and concerns for residents.
- 3.2.3. In Northampton, CityFibre have been working for around 3 months, very low levels of complaints from residents have been received by the Council. CityFibre also funding an independent highways inspector in the council as part of the County Council undertaking a robust inspection regime of our works.
- 3.2.4. CityFibre have made an offer towards the costs of processing the Wayleave applications which is under review. Once the agreement for of the terms of the Service Agreement has been reached the Council will then be in better position to assess its obligation in relation to its duty to obtain best consideration so as to ensure that the Council fully complies with its statutory duties thereunder.
- 3.2.5. In terms of procurement of providers, no preferred treatment is being offered and other providers are already present in the market, already submitting Wayleaves to the Council where required, then it was considered that these arrangements fall in line with these.
- 3.2.6. Further paragraph 3.2.4 and as already noted above, CityFibre, as an infrastructure provider, have Code Powers through the Telecommunications Act (2003) which would mean that the Council would need to grant wayleave consent where these were required.

3.3. Choices (Options)

- 3.3.1. There is likely to be a significant call on resources related to processing the Wayleave applications even when taking into account the offer towards costs being offered as set out in paragraph 3.2.4 by CityFibre. Cabinet could choose to no longer support CityFibre with its investment in the borough. This would lead to either increased costs for CityFibre and a slower rollout or them choosing to take the investment to an alternative city/town.
- 3.3.2. Given the level of investment that CityFibre is making and the benefits this will have to the local community it is recommended that Cabinet resolves to approve the authorities sought in paragraph 2 of this report and confirms its support for this scheme.

4. Implications (including financial implications)

4.1. Policy

- 4.1.1. This project supports the growth of the borough enhancing the digital infrastructure for both residents and businesses. This supports both the aspirations set out in the Local Plan and the emerging Economic Growth Strategy for the Borough.

4.2. Resources and Risk

- 4.2.1. Ongoing costs of processing the wayleave applications. Cityfibre have made an initial offer to make a £30,000 grant payment annually for 2 years to the Council to contribute towards the costs of processing these, however this is under negotiation. It is proposed that this funding will be split between NBC and NPH as is appropriate.
- 4.2.2. A rent at market value has been agreed as part of the 20-year lease of the Data Centre Unit site.

4.3. Legal

- 4.3.1. Legal Services were consulted, and advised in relation to the proposed disposal of public open space for the Data Centre Unit at Stone Circle Road, the process of public advertisement and consideration of any objections as required pursuant to the provisions of Section 123 (2A) of the Local Government Act 1972
- 4.3.2. The Council is under a duty to achieve best consideration on the disposal of an interest in land pursuant to S123 of The Local Government Act 1972. It is noted at paragraph 3.2.4 that the Council will complete the assessment of best value as negotiations are finalised to ensure that it fully complies with its statutory obligations. Legal Services recommend that this point is referred back for further advice.

4.4. Equality and Health

4.4.1. This project will give more communities access to higher quality digital services. Full fibre is key policy driver for Government- aiming for national coverage by 2025, and will be essential in supporting future economic development, smart city aspirations and citizen access to services. This is particularly relevant to providing social housing sites with connectivity and ensuring that residents here are not digitally disadvantaged. This rollout is targeting all homes in the borough which will give parity for all residents.

4.5. Consultees (Internal and External)

4.5.1. Thorplands 81 and Local Councillors were consulted on the plans both prior to planning and during the planning process for the use of the site off Stone Circle Road.

4.6. How the Proposals deliver Priority Outcomes

4.6.1. This project delivers against the corporate objective of shaping place and driving growth through improving the digital infrastructure to make Northampton a more attractive destination for investment and a better place to live.

4.7. Environmental Implications (including climate change issues)

4.7.1. This project will support technological advancements that reduce the need to travel for work and meetings.

4.8. Other Implications

4.8.1. None identified.

5. Background Papers

Publically Available

5.1. Planning Application (N/2019/0469) for Data Centre unit on land off Stone Circle Road

Kevin Langley
Economic Growth and Regeneration Manager
01604 837740

This page is intentionally left blank

Appendices: 1



NORTHAMPTON
BOROUGH COUNCIL

CABINET REPORT

Report Title	Transfer of Southbridge land to the Council
---------------------	--

AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	22 January 2020
Key Decision:	No
Within Policy:	Yes
Policy Document:	No
Service Area:	Economy, Assets & Culture
Accountable Cabinet Member:	Cllr Tim Hadland, Regeneration and Enterprise
Ward(s)	Delapre & Briar Hill

1. Purpose

- 1.1 To ask Cabinet to approve the transfer of a parcel of land in Southbridge (known as Area E5 and edged in red on the plan in Appendix A) to the Council in order that it can be developed for affordable housing in accordance with the provisions of a s106 agreement.

2. Recommendations

- 2.1 It is recommended that Cabinet:
- (a) Agrees to the transfer of the parcel of land in Southbridge known as Area E5 (edged in red on the plan in Appendix A, attached to this report) to the Council in accordance with the s106 agreement dated 9 August 2002;
 - (b) Delegates authority to the Economic Growth and Regeneration Manager, in consultation with the Borough Secretary, Chief Finance Officer and Cabinet Member for Regeneration and Enterprise, to complete the transfer to enable the site to be developed for affordable housing.

- (c) Agrees to receive a further report in May 2020 that includes details of the affordable housing that is to be built on Area E5 and how the housing development is to be funded.

3. Issues and Choices

3.1 Report Background

- 3.1.1 In 2002, the Council granted planning permission for a mixed development of houses, flats and café bar restaurant. The development included a new pedestrian footbridge, road improvements and provision of affordable housing.
- 3.1.2 As part of the s106 agreement, it was agreed that part of the site (Area E5, edged in red on the plan in Appendix A of this report) would be developed for affordable housing and that, subject to certain conditions being met, this parcel of land could be transferred to the Council on the condition that it would be used solely for the provision of affordable housing.
- 3.1.2 There were various delays to the transfer but, with the due diligence process now complete, the Council is in a position to develop Area E5 for affordable housing pursuant to the provisions of the s106 agreement.

3.2 Issues

- 3.2.1 Area E5 is to be transferred to the Council at nil cost from the landowner
- 3.2.2 Planning permission was granted for affordable housing on Area E5, but this has now lapsed. A new scheme will need to be prepared by the Council.
- 3.2.3 Area E5 has some vehicle access / egress restrictions and some contamination, but these will be dealt with as part of the new scheme.
- 3.2.4 A report on title in respect of Area E5 has been completed.
- 3.2.5 The Housing and Wellbeing Service has been consulted and has confirmed that there is a severe shortage of affordable housing in the borough and there is an urgent need for Area 5 to be developed for affordable housing.
- 3.2.6 It is proposed that further work is carried out by Northampton Partnership Homes (acting on behalf of the Council) with a view to developing fully costed proposals for an affordable housing scheme on Area E5.

3.3 Choices (Options)

- 3.3.1 Having entered into a legally binding S106 agreement, there may be an opportunity for the Council to re-negotiate the transfer. However, this Option is not recommended because it is likely to result in the Council incurring substantial costs in professional fees and, if successful, Area E5 would then be put on the open market by the applicant. The Council's only control would then be through the Planning Service.
- 3.3.2 The other Option is to complete the transfer and pass Area E5 to the Housing & Wellbeing Service to progress the development of a new affordable housing scheme for the site. This Option is recommended.

4. Implications (including financial implications)

4.1 Policy

- 4.1.1 There remains a severe shortage of affordable housing in Northampton. The development of affordable housing on this site will help to address this and supports the Council's policy objectives of tackling homelessness, reducing the use and cost of temporary accommodation and increasing the supply of affordable housing in the borough.

4.2 Resources and Risk

- 4.2.1 The Area E5 site will be transferred at nil consideration.
- 4.2.2 There will be holding costs on Area E5 while a scheme is developed. These include securing the site and public liability.
- 4.2.3 A valuation of Area E5 will be completed as part of the development appraisal of the scheme.

4.3 Legal

- 4.3.1 The provisions of the Agreement dated 9 August 2002 require that, on transfer of Area E5, the site will be developed for affordable housing which is defined within the Agreement as being subsidised rented housing available to people who cannot afford to purchase and/or occupy houses generally available on the open market.
- 4.3.2 Pursuant to the provisions of the Agreement, Area E5 can only be used for the construction of affordable housing and used thereafter for that sole purpose and, pursuant to the provisions of the Agreement, the transfer to the Council will contain a restriction as to the use of Area E5.

4.4 Equality and Health

- 4.4.1 There are no direct equality or health impacts resulting from this transfer.
- 4.4.2 The equality and health implications will be considered during the development of proposals for an affordable housing scheme for the site.

4.5 Consultees (Internal and External)

- 4.5.1 Consultation was undertaken as part of the planning process.
- 4.5.2 Further consultation will take place as proposals are developed for the site and planning permission is sought.

4.6 How the Proposals deliver Priority Outcomes

- 4.6.1 The proposals supports the Corporate Plan, specifically against the strategic priorities of 'More homes, Better homes' by enabling the delivery of new affordable housing and 'Spending your money wisely' through making effective use of the Council's assets.

4.7 Environmental Implications (including climate change issues)

- 4.7.1 The environmental implications will be considered during the development of proposals for an affordable housing scheme for the site.

4.8 Other Implications

None

5. Background Papers

None

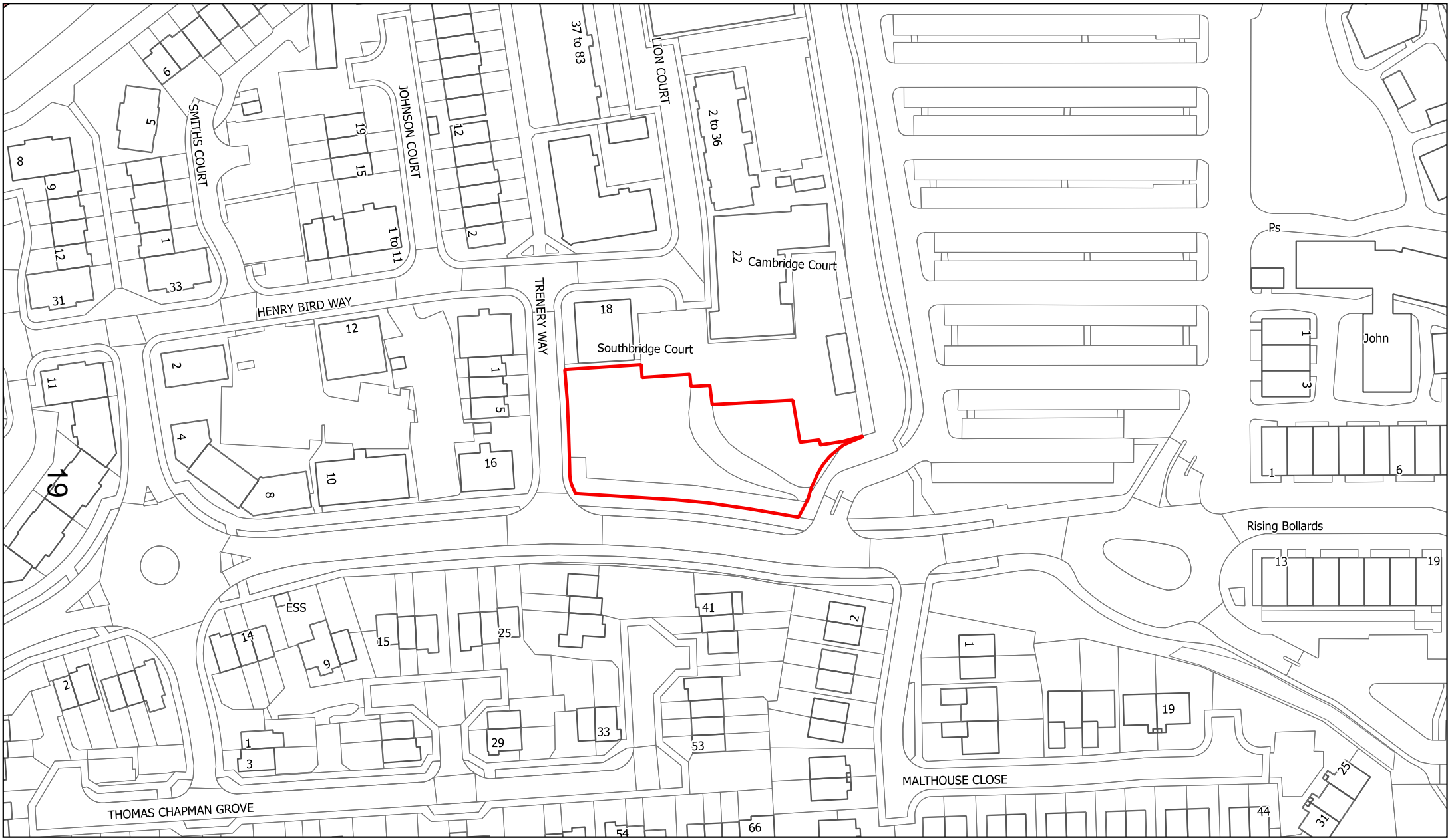
6. Appendices

Appendix A – Site Plan of Southbridge Area E5 (edged in red)

7. Next Steps

- 7.1 If Cabinet agrees the transfer, it will be completed as soon as practicable.
- 7.2 The Housing and Wellbeing Service will then work with Northampton Partnership Homes to develop a fully costed proposal for the development of affordable housing on Area E5.
- 7.3 Cabinet will receive a further report in May 2020.

Kevin Langley
Economic Growth and Regeneration Manager
klangley@northampton.gov.uk




Title: **Southbridge**

© Crown copyright and database rights 2019 Ordnance Survey licence no. 100019655

Date: 18-12-2019

Scale: 1:1,250

Drawn by: LP



This page is intentionally left blank

Appendices

1



NORTHAMPTON
BOROUGH COUNCIL

CABINET REPORT

Report Title	Community Asset Transfer of Cherry Orchard
---------------------	---

AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	22 January 2020
Key Decision:	No
Within Policy:	Yes
Policy Document:	No
Service Area:	Regeneration, Assets & Estates
Accountable Cabinet Member:	Cllr Tim Hadland, Regeneration and Enterprise
Ward(s)	

1. Purpose

- 2.1 This report proposes the main terms of a Community Asset Transfer (CAT) of Cherry Orchard Public Open Space to Hardingstone Parish Council and asks Cabinet to confirm support for the transfer using the process outlined in the report.

2. Recommendations

It is recommended that:

- 2.1 Cabinet delegates authority to the Economic Growth and Regeneration Manager, in consultation with the Borough Secretary, Chief Finance Officer and Cabinet Member for Regeneration and Enterprise to complete the transfer of Cherry Orchard to Hardingstone Parish Council on the following terms:-
- That there is a covenant placed on the land to ensure it continues to be used as public open space as the main permitted use for recreational use.
 - Following transfer Northampton Borough Council will continue to cut the grass through its contracted suppliers until 3 June 2028.

- The Parish Council will assume responsibility for grass cutting from 4th June 2028.
- The Parish Council will take on all other responsibilities for the land at completion of the community asset transfer.
- Northampton Borough Council to retain a right of pre-emption should the Parish no longer require the land for the permitted use.
- The transfer will be subject to advertisement to adhere to statutory requirements to allow members of the public opportunity to comment. These comments will be reviewed by the Economic Growth and Regeneration Manager, in consultation with the Borough Secretary, and the Cabinet Member for Regeneration and Enterprise and should there no objections to the proposed disposal are received the matter will complete. If there are any objections received to the proposed disposal then the matter will be brought back to Cabinet for consideration.

3. Issues and Choices

3.1 Report Background

- 3.1.1 The decision to transfer Cherry Orchard public open space to Hardingstone Parish Council was agreed by a Cabinet Member Decision in February 2014.
- 3.1.1 As this decision was taken some years ago, and there have been several reports on this subject since 2014, this report summarises the position, outlines the main terms and asks Cabinet to confirm approval for the transfer.
- 3.1.2 In November 2016 Cabinet agreed to the principal of Community Asset transfers on a long leasehold basis. However, Cabinet considered the matter again in July 2017, specifically Bellinge Public Open Space, and determined that it would be beneficial to all parties if the transfer was of a freehold nature with appropriate contractual restrictions registered on the title to ensure that the playing field continued to be used as public open space. The transfer completed, and the community continue to enjoy the land as public open space.
- 3.1.3 In October 2018 Cabinet considered asset transfers to Parish Councils. Cabinet reinforced their decision that the best mechanism for transfer was on a freehold basis, but also acknowledged that any commercial element needs to be considered and introduced the notion of overage as part of the transaction. Cabinet delegated powers to the Head of Economy, Assets and Culture, in consultation with the Cabinet Member for Regeneration and Enterprise, to advertise each open space in the local paper to comply with statutory legislation and to negotiate and agree in principle the terms in accordance with the parameters of the report, subject to the agreed terms of each proposed transfer/disposal being subsequently approved by Cabinet.

3.2 Information and Analysis

- 3.2.1 There has been progress in the transfers of public open spaces with many expressions of interest received from Parish Councils. Officers have

commenced reviewing these assets in conjunction with the Parish Councils and these will be brought to Cabinet for review and determination.

3.2.2 Negotiations on the transfer of Cherry Orchard to Hardington Parish have progressed to a stage where Cabinet are now asked to agree to the main terms so that the transfer can complete

3.2.3 Hardington Parish Council are an established Council who already have management experience of local facilities. They are a credible custodian of community land and have ambitions to tap in to the local community to facilitate recreational activities and events on the land, which in turn supports health and wellbeing.

3.2.4 Cherry Orchard land is used as public open space. The use remains regulated through the Town and Country Laws which are supported by existing public rights of way. The site is affected by the following planning policies and designations:

- West Northamptonshire Joint Core Strategy (adopted December 2014) – Policies BN1 (green infrastructure connections), BN5 (historic environment and landscape) and RC2 (community needs). In summary, the policies seek to protect sites affected by these designations and will support development only if certain criteria are met. Details of these policies can be found by accessing the following link and scrolling down to the first item:

<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=5130832#5130832>

- Northampton Local Plan Part 2 (submission draft May 2019) – this site is allocated as amenity green space. It is also part of the green infrastructure network. The Local Plan seeks the maintenance and enhancement of open spaces and green infrastructure connections. Policy 23 (sustaining and enhancing existing, and supporting the creation of, Northampton's green infrastructure) applies. Further information on Policy 23 can be found here (second bullet point on the page):

<https://www.northampton.gov.uk/info/200205/planning-for-the-future/2426/northampton-local-plan-part-2-proposed-submission>

3.2.5 For added protection consideration has been given to appropriate contractual restrictions on the land, this included reviewing whether overage would be a suitable mechanism to restrict development.

3.2.6 Overage is a means by which owners can be encouraged to sell land to those who are better able to achieve an uplift in the value of the land sold and are better placed to obtain any planning permission which is needed to achieve that uplift. They can be protracted to negotiate and particularly complex the longer the period of that the overage is to cover. They should only be used to

promote development and where there is an expectation that the land may be brought forward for development.

3.2.7 It is therefore not appropriate to use overage in this situation.

3.2.8 Therefore, following careful consideration of the suitable mechanisms to safeguard the land as a community asset, and in consultation with Hardingstone Parish Council, the main terms of transfer proposed are below: -

- The land will be advertised in accordance with the Local Government Act 1972 to ensure members of the public have opportunity to comment and these comments are to be reviewed by the Economic Growth and Regeneration Manager, in consultation with the Borough Secretary, Chief Finance Officer and Cabinet Member for Regeneration and Enterprise.
- The land transfer will be on a freehold basis.
- Restrictions will be placed on the title to ensure the land remains used as public open space for community use.
- The transfer price will be for the sum of £100.
- Northampton Borough Council will retain a right of pre-emption to acquire the site back as the same price should the Parish Council no longer require the land to be held for public open space for community use.
- Northampton Borough Council is contracted to a supplier to cut the grass until June 2028 and this contractual obligation, to the standards defined in the contract, will be honoured in recognition of the social benefits that local ownership will create and the savings that will benefit the Borough Council in management, insurance and maintenance costs (see 4.2 below).

3.2 Issues

3.2.1 The land is intended to remain as public open space. The proposed transfer will contain the appropriate restrictions on the use of the land to ensure that it is not used for other purposes. The land will be transferred subject to any existing public rights of way and title covenants.

3.3 Choices (Options)

3.3.1 The Council could retain ownership of this area of public open space. This would not support the drive to transfer community assets in to local ownership. It would not enable the best local co-ordination or management of the land.

3.3.2 The Council could retain ownership of this area of public open space and grant a peppercorn long leasehold interest in the land to the Parish Council. This would not achieve any more control and would increase the amount of management costs for both Councils.

3.3.3 The recommended Option is to transfer the site based on the recommendation (2) above.

4. Implications (including financial implications)

4.1 Policy

This report sits within the policy determining community asset transfer to Parish Councils will be on a freehold basis see Cabinet Report 17 October 2019.

4.2 Resources and Risk

4.2.1 The land is held on the Council asset register with a value of £1, reflecting the use as public open space.

4.2.2 The transfer will include the benefit of a grass cutting contract until June 2028 which has been valued at £19,232.00. Should Northampton Borough Council retain the asset the cost of the grass in perpetuity has been valued £66,284.00. The transfer to the Hardingstone Parish Council will therefore result in a direct saving to the Council of £47,052.00 and will release Northampton Borough Council from other maintenance liabilities and insurance and management costs at the point of transfer.

4.2.3 Each Council will pay their own legal and estates costs.

4.2.4 Northampton Borough Council also charge special expenses for the maintenance of their parks and open spaces as part of the Council Tax, but this has been checked by finance and Cherry Orchard does not currently have an associated special expense.

4.3 Legal

4.3.1 The proposed disposal of public open space to Hardingstone Parish Council places a duty on the Council to comply with the provisions of Section 123(2A) of the Local Government Act 1972 which requires the Council prior to the disposal of the public open space land to advertise in a local newspaper for two consecutive weeks its intention to dispose of the public open space land and consider any objections to the proposed disposal that may be made to the Council.

4.4 Equality and Health

4.4 There are no equality issues identified. The land would have to remain accessible to the public and be available for all groups in the community to use.

4.5 Consultees (Internal and External)

4.5.1 Finance, Planning, Legal, Environmental Services, Estates Hardingstone Parish Councillors and Nene Valley Ward Councillors

4.6 How the Proposals deliver Priority Outcomes

4.6.1 The proposals support the Corporate Plan, specifically our strategic priority to create Resilient Communities.

4.7 Environmental Implications (including climate change issues)

4.7.1 There are no environmental implications identified.

4.8 Other Implications

4.8 None

5. Background Papers

5.1 Cabinet Member Decision February 2014

5.2 Cabinet November 2016

5.3 Cabinet July 2017

5.4 Cabinet October 2018

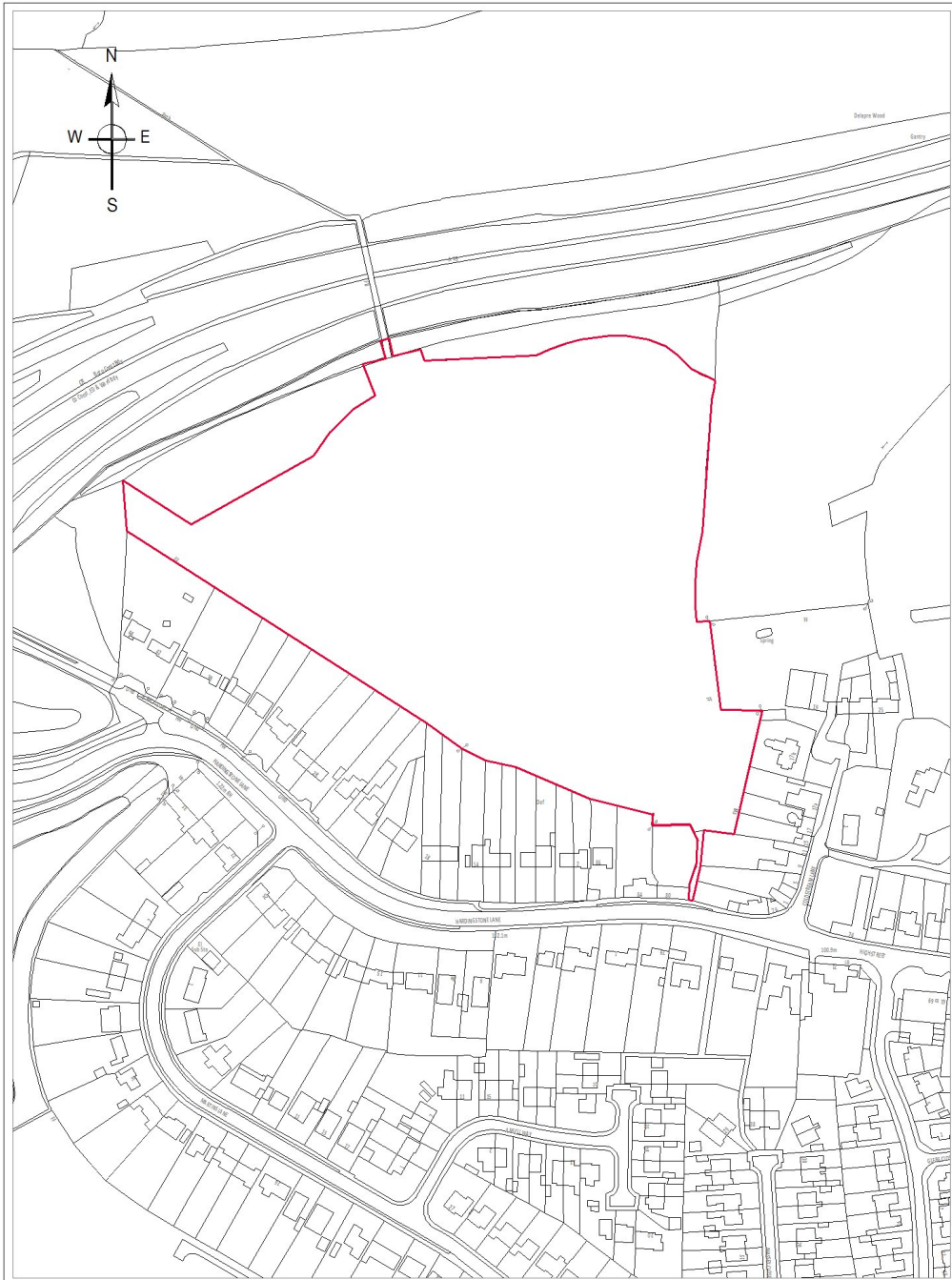
6. Next Steps

6.1 Should Cabinet agree to the transfer, following the call-in period and should there be no issues, the transfer will complete.

6.2 Should Cabinet agree to the transfer, following advertisement of the transfer of public space following statutory guidelines, should there be no significant concerns, the transfer will complete

6.3 Should Cabinet agree to the transfer and subject to satisfactory completion of 6.1 and 6.2, the transfer will complete on the terms recommended above (2).

Kevin Langley
Economic, Growth & Regeneration Manager
klangley@northampton.gov.uk



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Name: A Popowicz Date: 13th February 2015 Scale: 1:2500 Dept: Asset Management Project: EVSI074</p>	<p>Title Cherry Orchard Open Space- Hardingstone</p> <p><small>Produced from the 2008 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655</small></p>
---	---	---

This page is intentionally left blank

Appendices
0



Item No.
[For Democratic
Services Use only]

NORTHAMPTON
BOROUGH COUNCIL

CABINET REPORT

Report Title	Finance monitoring to 30 November 2019
---------------------	---

AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	22 January 2020
Key Decision:	YES
Within Policy:	YES
Policy Document:	NO
Directorate:	Management Board
Accountable Cabinet Member:	Cllr B Eldred
Ward(s)	N/A

1 Purpose

- 1.1 Financial monitoring reports will be presented to Cabinet once every two months and will include:
- Revenue – any significant issues requiring action and details of the actions being taken.
 - Budget risks, including any unachievable savings.
 - Budget changes and corrections
 - Capital – progress on key projects
 - Capital appraisals and variations requiring approval or approved under delegation.

2 Recommendations

- 2.1 That Cabinet notes the contents of the report and notes that future reports will set out the actions being taken by Corporate Management Board (CMB) to address issues arising.
- 2.2 That Cabinet note the amendments to the general fund capital programme as set out at paragraph 3.5.1.
- 2.3 That Cabinet approve a £2.4m virement within the HRA capital programme as set out at paragraph 3.6.2.

3 Issues and choices

3.1 Report background

- 3.1.1 This report is the fourth financial monitoring report of 2019/20 and reports the forecast position as at the end of November 2019, period 8 of the financial year.

3.2 Key financial indicators

Budget area	Variation from budget	
	General fund	Housing Revenue Accounts (HRA)
	£m	£m
Controllable service budgets	1.057	0.133
Debt financing and corporate budgets	(0.170)	0.000
Total	0.887	0.133

3.3 General fund revenue budget

- 3.3.1 The overall general fund revenue budget is currently forecasting an overspend of £0.887m. This is a slight increase on the £0.793m reported at the end of period 6. The main pressures which make up this forecast overspend are as follows:
- 3.3.2 The **Chief Finance Officer** service area is forecasting an overspend of £0.442m. This pressure is in the benefits area and relates to the recovery of housing benefit overpayments from on-going benefits for rent rebates (HRA tenants) and rent allowances (£0.051m). Other pressure is linked to the overall pressure around homelessness and temporary accommodation, which manifests itself in the benefits area due to the higher cost of temporary accommodation leading to a loss of subsidy (£0.248m). There is also a pressure of £0.201m due to additional costs for those in supported and exempt accommodation. This pressure is offset by an underspend on the LGSS contract (£0.090m).
- 3.3.3 The **Housing and Wellbeing** service area is forecasting an overspend of £0.933m. Demand for temporary accommodation (TA) has increased since the approval of the TA

action plan in April 2019 resulting in a forecast pressure of £0.600m and a corresponding pressure of £0.170m due to an increase in bad debt relating to temporary accommodation. The TA Implementation Group which meets fortnightly is monitoring the use and cost of temporary accommodation with the aim of reducing the budget deficit through a series of measures. Quarterly targets to reduce demand are in place. There is also pressure in the Private Sector Housing service due to a reduction in civil penalties income of £0.306m. There are additional pressures relating to traveller sites and tenancy sustainment of £0.190m. These pressures are offset by savings on staffing costs and management recharges to the Housing Revenue Account amounting to £0.334m.

- 3.3.4 The **Customers and Communities** service area is forecasting an overspend of £0.145m. This pressure is in the environmental services area and is due to costs coming out of the recycling risk share pay mechanism. These higher costs are caused by prices for recyclable material continuing to fall creating a pressure of £0.290m. This is offset by smaller underspends within the environmental services area and vacant posts elsewhere in the Customer and Communities service area.
- 3.3.5 The **Economy, Assets and Culture** service area is forecasting an underspend of £0.255m. Pressures in this area include the car parking service with income reduced due to new parking charges not being implemented until July and additional costs incurred in relation to increased processing of payment by debit/credit card (£0.138m). This is offset by an increase in one off season tickets income and other small savings across the service bringing the overall overspend position in car parking down to £0.034m. There is also a pressure in estate management due to vacant posts being covered by interims/consultants and the use of external companies for valuation works, but this is offset by an improved forecast in income resulting in an overall underspend of £0.049m. There is a new pressure under property maintenance mainly due to responsive repairs of assets not maintained in recent years. An underspend of £0.046m is forecast for Museums and Arts due to the receipt of a backdated business rates refund. Underspends are forecast against Programmes & Enterprise (£0.201m) and Head of Economic Development and Regeneration (£0.091m) due to in year vacancies. The pressure in the markets area has worsened to £0.068m, with a revised forecast based on the reduction in income due to lower market stall occupancy.
- 3.3.6 There were small variances forecast in the **Chief Executive area**, the **Borough Secretary** service area, and the **Planning** service area, with a combined underspend of £0.187m mainly associated with vacant posts. There is also a projected underspend of £170k on the **debt financing and corporate budgets**, due to the authority having to take out less borrowing than originally forecast due to a strong cash position.
- 3.3.7 Corporate Management Board (CMB) are actively seeking options and actions to manage and mitigate the impact of the risk of an overspend in 2019/20.

3.4 HRA revenue budget

- 3.4.1 The HRA revenue budget is currently forecasting a minor overspend of £0.133m.

There is a forecast potential pressure on income (dwelling and non-dwelling rents) of approximately £0.104m offset by an increase in service charge income of £0.090m.

In addition, there is a forecast underspend of £0.207m on staffing budgets (NPH) offset by a housing management recharge of £0.127m.

There is also a forecast underspend against the bad debt provision transfer of £0.150m following a review of the provision.

There is a forecast pressure of £0.230m on electrical testing offset by an underspend on compliance team programmed repairs of £0.198m.

3.5 General fund capital programme

3.5.1 The approved general fund capital programme is currently forecast to spend up to the latest budget of £27.7m. There have been 4 in-year changes since the previous Cabinet report. These schemes have all transferred in from the development pool and are detailed in the table below.

Any further additions to the capital programme, including any strategic property purchases, will be subject to the development of a robust business case. In line with the financial regulations, any proposed additions to the programme greater than £0.25m and / or requiring additional funding from council resources, will be brought to Cabinet for approval.

Reference	Scheme Title	£k	Comments
BA271	Commercial acquisition	5,500	Acquisition of commercial properties for regeneration and income purposes.
BA272	Abington Park Middle Lakes Footpath	250	Repairs and improvements to the footpath.
BA273	Community Asset Acquisition	400	To acquire the Old Black Lion Pub, enabling the regeneration of a grade II listed public house which will strengthen the sense of place in the historic landscape of the Heritage Gateway area.
BA274	North West Relief Road	1,165	NBC contribution to the construction of the NW Relief Road. A balance of £3.035m remains in the development pool

3.6 HRA capital programme

3.6.1 The HRA capital programme for 2019/20 totals £71.551m, of which £45.641m is to be managed on behalf of the Council by Northampton Partnership Homes (NPH) through a programme of planned investment and new build development.

3.6.2 The HRA capital programme includes a £24.5m budget to enable additional HRA capital programme expenditure if developer affordable home opportunities become available. It is recommended that Cabinet approve a virement to move £2.4m of this budget to the NBC buyback/spot purchase budget to meet increased opportunities to purchase affordable homes in 2019/20.

3.6.3 This will bring the total budget for NBC buybacks/spot purchases for 2019/20 to £4.3m. It is anticipated that this budget would be fully spent in 2019/20.

- 3.6.4 Some new build schemes are experiencing slippage due to various reasons, for example, protracted tender negotiations, site clearance delays, service (BT) installation delays, and relocation of retail tenants. This has resulted in a forecast slippage on these schemes of £2.3m into 2020/21.
- 3.6.5 Planned Works is progressing well and ahead of profile resulting in brought forward spend of £0.090m from 2020/21 on structural repairs and £0.500m on component works.
- 3.6.6 Landscaping works are accelerating and progressing well resulting in budget being brought forward from the 2020/21 programme of £0.800m.
- 3.6.7 During 2019/20 the following schemes have transferred from the New Build Pool:

Scheme	£k
Farmfield Court	2,228
Toms Close	2,119
Duston - Northfield Road	171
Kings Heath - West Oval, Witham Way & Medway Drive	1,697
Eastfield - Longland Drive, Garage sites - Grange Road & Thirlmere Avenue	884
Town Centre - Stockley Street garage site	820
Lings - Garage sites - Tyes Court garage site 1 & 2, & Old Barn Court	1,095
Lumbertubs - Garage Sites - Smythe Court & Fulleburn Court	770
Kingsthorpe - Nursery Lane garage site	310
Delapre - Garage sites - Camborne Close & Gloucester Avenue	1,020
Lakeview - Keswick Drive garage site	230
Briar Hill - 5 x Briar Hill Garage Sites	1,700
Roof Gardens - New Build - Roof Gardens	2,022
Adapted Housing Schemes	650

3.7 Choices (options)

- 3.7.1 Cabinet is asked to note the reported financial position and agree the recommendations 2.1 and 2.2. There are no alternative options, other than not to agree the recommendations.

4 Implications (including financial)

4.1 Policy

- 4.1.1 The Council agreed a balanced budget for the capital programme and revenue budgets for both the general fund and the HRA in February 2019. Delivery of the budget is monitored through the budget monitoring framework.

4.2 Resources and risk

- 4.2.1 This report informs the Cabinet of the forecast outturn positions for capital and revenue, for both the general fund and HRA, as at the end of November 2019. It also highlights the key risks identified to date in delivering those budgets.

4.2.2 All schemes included in the capital programme, or put forward for approval, are fully funded, either through borrowing, internal resources or external funding arrangements.

4.3 Legal

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

4.4 Equality and health

4.4.1 There are no direct equalities and health implications arising from this report.

4.5 Consultees (internal and external)

4.5.1 Heads of Service, budget managers and Corporate Management Board (CMB) are consulted as part of the budget monitoring process on a monthly basis.

4.6 How the proposals deliver priority outcomes

4.6.1 Regular financial monitoring is a key control mechanism and contributes directly to the priorities of sustaining “effective and prudent financial management” and being “an agile, transparent organisation with good governance”.

4.7 Environmental Implications

4.7.1 There are no direct environmental implications arising from this report.

4.8 Other Implications

4.8.1 There are no other implications arising from this report

5. Background papers

5.1 Cabinet and Council budget and capital programme reports February 2019.

Stuart McGregor, Section 151 Officer, 01604 838347