



NORTHAMPTON
BOROUGH COUNCIL

CABINET AGENDA

Wednesday, 14 October 2020

Remotely via Zoom:
<https://www.youtube.com/user/northamptonbctv>
at 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 remotely via Zoom: <https://www.youtube.com/user/northamptonbctv>
on Wednesday, 14 October 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. **FURTHER UPDATES TO THE LOCAL DEVELOPMENT SCHEME**
🔑 (Copy herewithin)
8. **CAPITAL UPDATE FOR LEISURE - FIXED PLANT AND MACHINERY
RENEWAL FOR DANES CAMP, MOUNTS BATHS AND LINGS FORUM**
🔑 (Copy herewithin)
9. **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.”

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NORTHAMPTON BOROUGH COUNCIL

CABINET

Wednesday, 9 September 2020

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

1. APOLOGIES

None.

2. MINUTES

The minutes of the meeting held on 19th August 2020 were agreed and signed by the Chair.

4. DEPUTATIONS/PUBLIC ADDRESSES

None.

5. DECLARATIONS OF INTEREST

None.

6. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

None.

7. FINANCE MONITORING TO 31 JULY 2020

Councillor Eldred, as the relevant Cabinet Member, submitted his report and reported a drop in the General Fund of over £.5m since August. Grants were still being applied for and a further update would be provided in due course. Current forecast overspends were high, however these were expected to fall to zero, helped by more incoming grants. Councillor Eldred noted that staff were not being cut, savings mentioned in the report were due to existing vacant posts not being filled. Councillor Eldred noted an error at paragraph 3.7.2

Councillor Stone thanked the Finance Department for their work and voiced concern around additional spending not covered by government grants and questioned whether the Council would have to revisit its budget. Councillor Stone questioned why private landlords were charging the Council so much money and further questioned the overspend in housing benefit and the cumulative impact that loss of income would have on the budget.

Councillor Eldred explained that there were no plans to revisit the budget due to monies available in the reserves. He advised that he was on a Task & Finish Group to ensure that the Mid-Term Financial Plan was in place and ready for the new unitary authority to take into consideration. He was hopeful that most fees would be covered with the Fees and Income grant. A small grant had been received in respect of temporary accommodation and further funding was anticipated in due course.

RESOLVED:

Cabinet:

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

8. CORPORATE PERFORMANCE ALL MEASURES REPORT QUARTER 1 - 1ST MARCH 2020 - 30TH JUNE 2020

Councillor Larratt, as the relevant Cabinet Member, presented his report and highlighted the salient points. He noted that town centre footfall was beginning to recover, however not close to a pre-COVID-19 level. It was further noted that household recycling had fallen to 46%.

Councillor Birch addressed Cabinet in reference to HML09 and commented that households protected from eviction would once again be facing eviction and questioned whether the Council were prepared for the influx of homelessness applications. Regarding EC04, Councillor Birch questioned whether the Council had missed any waste and recycling campaigns which would normally prompt residents to recycle.

Regarding HM09, Councillor Hibbert advised that the Government had introduced further restrictions on possession proceedings, including how behind in rent tenants currently were.

Regarding EC04, Councillor Hallam commented that whilst household recycling was reduced at present, it was at a higher level than in previous years due to the new environmental services contract, increased social media presence and a successful green sack/recycling box trial in parts of Far Cotton.

Regarding PP16, Councillor King advised that the Licensing Enforcement Team were not able to undertake off-licence checks due to COVID-19 restrictions but were supporting the night-time economy providing guidance and advice to local businesses to ensure they reopened safely. She thanked the team for their work.

RESOLVED:

Cabinet:

1. Reviewed the contents of the performance report.

9. ASSET MANAGEMENT DISPOSALS

Councillor Hadland, as the relevant Cabinet Member, presented the report which sought Cabinet approval for the disposal of land at Farmclose Road, Becketts Park, Blackthorn Bride Court and adjacent to 11a Eastfield Road.

Councillor Birch commented that she was pleased the Pavilion at Becketts Park would remain in community use and asked what the Council's policy was on the disposal of retail units.

Councillor Hadland advised that regarding neighbourhood shops that provided a mainly local service, there was generally a desire from the tenant to invest and improve the shop so the Council would aim to dispose of them to tenants. Other shops, such as those in the town centre, were held as income producers and would be retained in the portfolio.

RESOLVED:

Cabinet:

- 2.1 Delegated 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 agree the terms and conditions and complete the

transfers of the following property and land:-

2.1.1 Farmclose Road, Land adjacent to Cemetery

- That the transfer is to Wootton Parish Council for community use
- A restrictive covenant is placed on the land to ensure that it continues to be used as intended for community use.
- The site continues to be maintained by the Council (currently under a landscape maintenance contract June 2028) and this contract for grass cutting and associated services will continue once the site has transferred subject to the ongoing collection of special expenses for these services.
- The Parish Councils will take on all other responsibilities for the land and centres at completion of the community asset transfer.
- The Council to retain a right of pre-emption should the Parish Council no longer require the land or centres for permitted use.
- The market valuation will consider the financial benefit of the grass cutting contract, the management and maintenance costs, the restrictive covenant, and where relevant, the council tax charges collected on behalf of the Parishes for services provided in the Parish Council areas. A net market value will be determined, and the transfer price will be agreed considering any value for money savings that will be achieved by the transfer.
- Each party will bear their own professional fees including legal and estates costs.
- The community assets are held on the council asset register with a nominal capital value, reflecting the existing use. To ensure the transfers achieve value for money a market valuation will be completed and Economic Growth and Regeneration Manager, in consultation with the Borough Secretary, Chief Finance Officer.

2.1.2 Becketts Park Pavilion

- To market the site as a Community Asset Transfer inviting expressions of interest from Third Party Sector organisations as identified in paragraph 3.3.7 of the report.
- A qualifying process will then follow, and a panel of Officers and Members will review the applications and report back to Cabinet with a recommendation identifying the preferred organisation and include the outline terms of the transfer and adherence to the requirement to achieve value for money.

2.1.3 Land at Blackthorn Bridge Court

- To sell the land by private treaty to the Blackthorn pharmacy operator at market value as determined by a RICS registered valuer.

2.1.4 Land abutting 11a Eastfield Road

- To sell the land by private treaty to the owner of 11a Eastfield Road at market value as determined by a RICS registered valuer.

2.1.5 The transfer of all the above 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 be no objections to the proposed disposal received

the matter will complete. If there are any objections received to the proposed disposal then in accordance with statutory procedure the matter will be brought back to Cabinet for consideration.

10. CONSULTATION ON A PUBLIC SPACES PROTECTION ORDER FOR THE ALLEYWAY CONNECTING DUNSTER STREET AND ST. MICHAEL'S ROAD

Councillor King, as the relevant Cabinet Member, presented the report and highlighted the salient points. She advised that the outline reasons for the PSPO were largely identical to those in a previously approved PSPO for Marble Arch, which had been very successful.

Councillor Stone commented that problems associated with the area were causing much distress to residents. She advised that a new community group had set up in the area and were engaging with neighbours, ward councillors and the Customers and Communities Department; she stated that it was pleasing to see council officers, councillors and community groups working together towards the same goal.

RESOLVED:

Cabinet:

- 2.1 Delegated authority to the Chief Executive to undertake a 12-week statutory public consultation in the terms set out in Appendix 3 on the proposal to make a PSPO that allows gating the alleyway that links Dunster Street and St Michael's Road, as shown on the map at Appendix 1.
- 2.2 Agreed to receive a further report, following completion of the statutory public consultation, which considers any representations received and, if appropriate, seek approval of a PSPO as per para. 2.1 of the report.

11. 24 GUILDHALL RD (GUILDHALL RD BLOCK) CULTURAL QUARTER ENHANCEMENT WORKS

Councillor Hadland, as the relevant Cabinet Member, presented the report which sought Cabinet approval for works to be undertaken at 24 Guildhall Road and to refurbish the building to allow for the relocation of NN Contemporary Works.

RESOLVED:

Cabinet:

- 2.1 Approved the completed construction works including extensive asbestos removal/disposal, repairs to the central heating and Part M (access and use) repairs required since the purchase of the building in accordance with Council procurement guidelines at a value of £1.17m
- 2.2 Approved the match funding of £385,000, with £320,000 to be taken from existing in year budgets and the remaining requested as new capital, for further enhancement works to 24 Guildhall Road in conjunction with the grant funding for £1.15m that has been awarded via the Getting Building Fund (GBF) for this purpose.
- 2.3 Delegated 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 implement the tendered roof, window and façade repairs.

- 2.4 Approved a legal budget in connection with the refurbishment and use of 24 Guildhall Road for £10,000 for the provision of external professional legal advice as may be required in connection with this project.
- 2.5 Delegated 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 prepare for a formal lease and partnership agreement between the Council and NN Contemporary which will include the establishment of the governance and project arrangements on the refurbishment project and the working relationship beyond completion.
- 2.6 Agreed the project to refurbish 24 Guildhall Rd is for Regeneration purposes and the relocation of NN Contemporary Arts.

The meeting concluded at 6:40 pm

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NORTHAMPTON BOROUGH COUNCIL

CABINET

Wednesday, 23 September 2020

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

1. APOLOGIES

None.

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

None.

3. DEPUTATIONS/PUBLIC ADDRESSES

None.

4. DECLARATIONS OF INTEREST

None.

5. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES

None.

6. WEST NORTHAMPTONSHIRE STATEMENT OF COMMUNITY INVOLVEMENT

Councillor Hill, as the relevant Cabinet Member, presented the report and highlighted the salient points. Local planning authorities were required to produce a Statement of Community Involvement (SCI). Each sovereign council in West Northamptonshire had their own existing SCI. However it was necessary to have a joint SCI adopted by all 3 councils to set out the approach to engagement for the Strategic Plan. It was proposed that a 6-week options consultation take place in the new year and considered necessary to have the SCI adopted before consultation took place. All 3 councils were required to approve the SCI before public consultation could commence and should the recommendations be approved, 6-week public consultation would begin on the draft SCI in October 2020.

RESOLVED:

Cabinet:

2.1 Approved the draft West Northamptonshire Statement of Community Involvement for public consultation.

7. REALIGNMENT OF THE REVENUE AND BENEFIT SERVICE

Councillor Eldred, as the relevant Cabinet Member, presented the report and highlighted the salient points. It was explained that there would be no TUPE of staff to Milton Keynes Council; they would eventually be TUPEd to the new unitary authority. There would be no change to the level of service provided and the main change would be the Head of Revenue & Benefits would report daily to the Section 151 Officer at Milton Keynes Council and not the Managing Director of LGSS.

Councillor Stone expressed concern that the proposal came as a surprise and questioned

what had led the Council to this point, commenting that the Council had not had an opportunity to come up with an alternate proposal. Councillor Stone advised that she had contacted the trade unions who also had reservations around the proposal.

Councillor Eldred explained that there was a clause in the agreement which allowed for a review after 18 months.

Councillor Duffy voiced concern around the localism and the potential loss of the “personal touch” that the Revenue and Benefits Team were often praised for.

It was explained that customers would not see any change in the service provided and that the move was not a physical one.

RESOLVED:

Cabinet:

- 2.1 Noted the demise of the LGSS Partnership and transition to a Lead Authority Model by Northamptonshire County Council, Cambridgeshire County Council and Milton Keynes Council.
- 2.2 Approved the change from existing arrangements to a Lead Authority Model in respect of the Revenue and Benefits Service, to enable the completion of the wider transition by LGSS partners to a lead authority model.
- 2.3 Recommended to Full Council to approve the change in service delivery model, and that Council delegates to the Chief Executive the power to finalise the necessary collaboration, governance and agreements between the partners, in Consultation with the Leader of the Council and the Cabinet member for Finance.

The meeting concluded at 6:20 pm

Appendices



NORTHAMPTON
BOROUGH COUNCIL

CABINET REPORT

Report Title	FURTHER UPDATES TO THE LOCAL DEVELOPMENT SCHEME
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AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	14 th October 2020
Key Decision:	YES
Within Policy:	YES
Policy Document:	YES
Service Area:	Planning
Accountable Cabinet Member:	Councillor James Hill
Ward(s)	All

1. Purpose

- 1.1 The purpose of this report is to present further updates to the Local Development Scheme to Cabinet for consideration.

2. Recommendations

- 2.1 It is recommended that Cabinet approves the new Northampton Borough Local Development Scheme and brings it into immediate effect.

3. Issues and Choices

3.1 Report Background

3.1.1 The Local Development Scheme (LDS) is a rolling business plan for the preparation of key planning policy documents that will be relevant to future planning decisions. It outlines the programme and resources for completion and adoption of each relevant planning document. It is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended by Section 111 of the Localism Act 2011) that the Council prepares and maintains an LDS.

3.1.2 The LDS must specify:

- The local development documents which are to be development plan documents;
- The subject matter and geographical area to which each development plan document is to relate;
- Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee;
- The timetable for the preparation and revision of the development plan documents; and
- Such other matters as are prescribed.

3.1.3 Development Plan Documents (including, for Northampton, the Local Plan Part 2) must be prepared in accordance with the LDS.

3.1.4 Members will recall that the current version of the LDS came into force in June 2020.

3.2 Issues

3.2.1 Local plans are subject to an examination in public (EiP) by an independent inspector appointed by the Secretary of State. The purpose of the EiP is to examine whether or not the local plan has been prepared in accordance with legal and procedural requirements and whether it is sound. One of the key tests of soundness (as set out in paragraph 35 of the National Planning Policy Framework) is that the Inspector has to consider its consistency with national policy, which includes whether the Local Plan has been prepared in accordance with the LDS. Failure to maintain the LDS could result in the Local Plan Part 2 failing this test and not proceeding to adoption. Failure to prepare a Local Plan as set out in the LDS could also place the Council at risk of a High Court challenge.

- 3.2.2 At the time of preparation of the May 2020 edition of the LDS, it was expected that the Round 2 consultation on the Local Plan Part 2 Proposed Submission would have been completed during August 2020. In practice, it was agreed that this consultation period be extended by two weeks to allow time for organisations to sign off their responses during the holiday period.
- 3.2.3 Members will also be aware that, with effect from 1st September 2020, significant changes have been made to the Town and Country Planning (Use Classes) Order 1987. These changes have the effect of merging certain previously separate types of use such as shops, cafes, offices, light industrial premises and gymnasiums into one new Use Class E. A consequence of this is that there is no longer a requirement for planning permission to change the use of premises between those uses. This has an impact on the wording of certain policies in the emerging Local Plan and time is needed to consider what these impacts might be and how they can be addressed.
- 3.2.4 Accordingly, it is envisaged that the submission version of the Local Plan Part 2 will be considered at the 16th December meeting of Cabinet. If Cabinet endorses the Plan, this will then be reported to Full Council in January for their agreement to submit the Plan to the Secretary of State for Housing, Communities and Local Government.
- 3.2.5 The updated Northampton LDS covering the period to the end of 2021 has been prepared and is attached as Appendix A to this report.
- 3.2.6 Subject to Cabinet's approval, the updated LDS will be brought into effect from the date of this meeting.

3.3 Choices (Options)

Option 1: Agree to the recommendation

- 3.3.1 If Cabinet agree to the updated Local Development Scheme and to its coming into effect immediately, the Council will be in a position to submit the Local Plan Part 2 to the Secretary of State for Housing, Communities and Local Government in conformity with an up-to-date Local Development Scheme.

Option 2: Do not agree to the recommendation

- 3.3.2 Cabinet could defer or decide not to update the LDS. If the Local Plan Part 2 were submitted to the Secretary of State for Housing, Communities and Local Government without an up-to-date LDS being in place, the Council would run the risk that, at examination-in-public, the plan would be found unsound because it would not be legally compliant.

4. Implications (including financial implications)

4.1 Policy

- 4.1.1 Having an up-to-date Local Development Scheme in place will facilitate the delivery of the Northampton Local Plan Part 2. The Local Plan Part 2 will

review and update the Local Plan Saved Policies and the Central Area Action Plan. An up-to-date plan will provide greater certainty and allow policies at the local level to address local issues and be fully compliant with up-to-date requirements. Planning applications will be determined in accordance with the development plan, including the Local Plan Part 2, unless material considerations indicate otherwise.

4.2 Resources and Risk

4.2.1 Production of the Local Development Scheme itself has no direct resource implications. Clearly, the project of producing the Local Plan Part 2 has financial implications. Sufficient resources are available for those activities scheduled in the LDS to take place in the remainder of this financial year.

4.3 Legal

4.3.1 The Local Plan is a statutory document and has to be prepared in accordance with the Planning and Compulsory Purchase Act 2004, as amended; the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended; the Environmental Assessment of Plans and Programmes Regulations 2004; and the Conservation of Habitats and Species Regulations 2010.

4.3.2 It is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended by Section 111 of the Localism Act 2011) that the Council prepares and maintains an LDS. One of the tests at Public Examination is a legal compliance test which includes whether the Local Plan has been prepared in accordance with the LDS. Failure to maintain the LDS could result in the Local Plan Part 2 failing the legal compliance test and not proceeding to adoption. Failure to prepare a Local Plan as set out in the LDS could also place the Council at risk of High Court Challenge. In addition, under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Housing and Planning Act 2016) the Secretary of State now has the power to prepare an LDS and direct that a local planning authority bring that LDS into effect.

4.4 Equality and Health

4.4.1 Because it is a plan setting out the timetable for production of the Local Plan Part 2, the Local Development Scheme does not, of itself, have any direct impacts on equalities. The Local Plan Part 2 will be subject to an Equality Impact Assessment.

4.5 Consultees (Internal and External)

4.5.1 Corporate Management Board and Executive Programme Board have been advised of the production of the updated Local Development Scheme and its significance to the soundness of the Local Plan Part 2.

4.6 How the Proposals deliver Priority Outcomes

4.6.1 By facilitating the production of the Local Plan Part 2, the Local Development Scheme will help to guide all development across Northampton, achieving economic, social and environmental benefits. In terms of the priorities set out in the Council's Corporate Plan, the LDS, by facilitating the production of the Local Plan Part 2, will help to deliver a stronger economy by:

- Having a Local Plan that helps Northampton to grow and prosper
- Containing policies to address the strategy for town centre, provision of charging points for electric vehicles, securing quality development that makes a positive contribution to local character and distinctiveness

4.6.2 It will also help to deliver resilient communities by:

- Facilitating the delivery of new and better homes, including affordable homes

4.7 Environmental Implications (including climate change issues)

4.7.1 The LDS does not have any direct environmental implications. However, it facilitates progress on the Local Plan Part 2 which addresses a number of environmental issues, including climate change.

4.8 Other Implications

4.8.1 There are no other implications arising directly from the updating of the Local Development Scheme.

5. Background Papers

5.1 Northampton Local Development Scheme, May 2020, Northampton Borough Council <https://www.northampton.gov.uk/downloads/file/8482/northampton-local-development-scheme-february-2017>

National Planning Policy Framework, February 2019, Ministry of Housing, Communities and Local Government
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Appendix A – Northampton Local Development Scheme (October 2020)

6. Next Steps

6.1 Having the updated Local Development Scheme in place will enable the Council to progress to submission of the Northampton Local Plan Part 2 to the Secretary of State for Housing, Communities and Local Government.

Peter Baguley
Director of Planning and Sustainability
pbaguley@northampton.gov.uk



Northampton

Local Development Scheme

October 2020



1. Introduction to the Local Development Scheme

- 1.1 The Local Development Scheme (LDS) is a rolling business plan for the preparation of key planning policy documents that will be relevant to future planning decisions. It outlines the programme and resources for completion and adoption of each relevant planning document. It is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended by Section 111 of the Localism Act 2011) that the Council prepares and maintains an LDS.
- 1.2 The LDS must specify:
- The local development documents which are to be development plan documents;
 - The subject matter and geographical area to which each development plan document is to relate;
 - Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
 - Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee;
 - The timetable for the preparation and revision of the development plan documents; and
 - Such other matters as are prescribed.
- 1.3 Development Plan Documents must be prepared in accordance with the LDS.
- 1.4 The existing LDS covering Northampton was prepared and brought into effect by Northampton Borough Council in June 2020 and covered the period to the end of 2021.
- 1.5 An updated timetable covering this period has now been prepared and is attached at Appendix 1.
- 1.6 This LDS reflects discussions regarding future partnership working that have taken place with Daventry District and South Northamptonshire Councils following the adoption of the West Northamptonshire Joint Core Strategy in December 2014.

2. What is the current development plan?

- 2.1 The Development Plan can comprise either a single document or a number of documents that set out the spatial planning strategy for the area.
- 2.2 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004 the adopted Development Plan for Northampton Borough currently comprises the following:
- Northampton Local Plan Saved Policies - Adopted 1997
 - Northampton Central Area Action Plan - Adopted 2013
 - West Northamptonshire Joint Core Strategy Local Plan Part 1 - Adopted 2017
 - Northamptonshire Minerals and Waste Local Plan – Adopted 2017
 - Duston Neighbourhood Plan – Made December 2015
 - Growing Together Neighbourhood Plan – Made April 2017
 - Spring Boroughs Neighbourhood Plan – Made April 2016
- 2.3 The Northampton Local Plan was adopted in 1997 and a number of its policies were saved in 2007 to ensure that they remained part of the development plan prior to the adoption of a new plan. Some of these policies have subsequently been replaced by the West Northamptonshire Joint Core Strategy but a significant number of Saved Policies remain (see Appendix 2 – Remaining Northampton Local Plan Saved Policies).
- 2.4 The Northampton Central Area Action Plan was adopted in January 2013. Its Examination took place post-publication of the first edition of the NPPF. It provides up-to-date planning policies for the town centre and its surrounding area.
- 2.5 The West Northamptonshire Joint Core Strategy Local Part 1 was adopted in December 2014. Its Examination took place post-publication of the NPPF. It provides up-to-date planning policies for the whole of Northampton Borough as well as the neighbouring areas of Daventry District and South Northamptonshire.
- 2.6 The Northamptonshire Minerals and Waste Local Plan was adopted in July 2017. The Plan, which was prepared by Northamptonshire County Council, sets out the strategy, policy and locations for minerals and waste development in the county to 2031.

3. The future Development Plan

- 3.1 The Local Plan Saved Policies were adopted in 1997 which pre-dates the existing planning system, the NPPF and the adopted Joint Core Strategy. This means that there is a need to review and update these policies. It is important to have an up to date plan in place to positively guide development decisions. An up to date plan will also replace extant interim guidance that does not constitute a formal part of the Development Plan. In addition, there is a need to consider how the Local Plan Part 2 policies will relate to existing and future Neighbourhood Plans.
- 3.2 The continuing regeneration and growth of Northampton's Central Area coupled with recent planning reforms, such as the prior notification system for changes of use from business use to residential use, mean that it is also necessary to review the Central Area Action Plan's (CAAP) policies and proposals. Once adopted, the Northampton Local Plan Part 2 will replace the CAAP.
- 3.3 The Planning Practice Guidance (PPG) states that the Local Plan should make clear **what** is intended to happen in the area over the life of the plan, **where** and **when** this will occur and **how** it will be delivered. Local plans should be tailored to the needs of each area in terms of their strategy and the policies required. They should focus on the key issues that need to be addressed and be aspirational but realistic in what they propose.
- 3.4 As the West Northamptonshire Joint Core Strategy provides up to date strategic policies for Northampton Borough, the main scope of the Northampton Local Plan Part 2 will be as follows:
- Site specific allocations including residential and employment uses;
 - Detailed development management policies against which planning applications will be determined;
 - Identification, phasing and implementation of local infrastructure;
 - Boundaries of retail centres;
 - Historic conservation, open space and nature conservation policies and designations; and
 - Policies Map.
- 3.5 The Local Plan Part 2 will cover the entire Borough of Northampton including the Northampton Central Area.

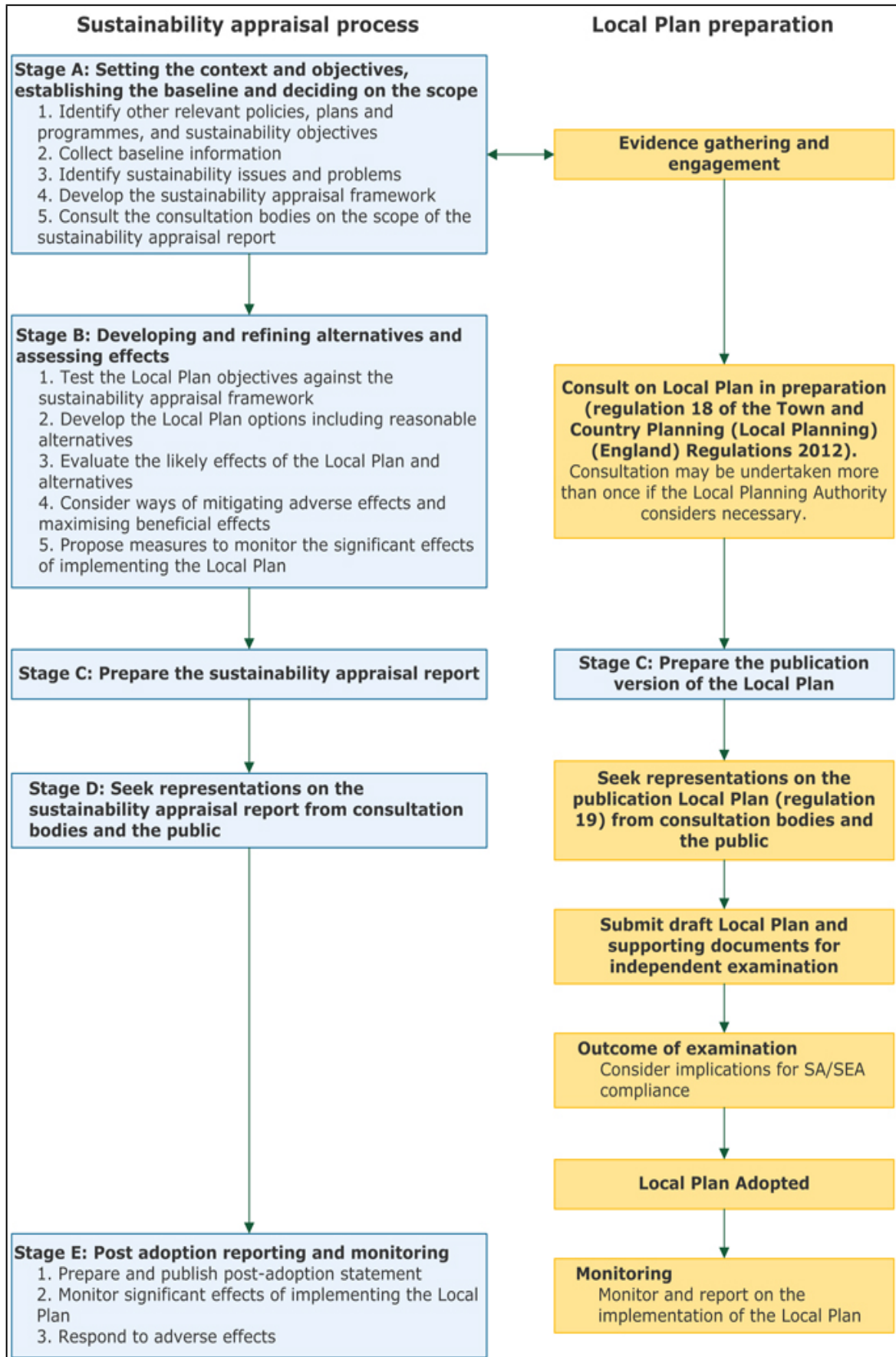
- 3.6 The Local Plan Part 2 will need to be consistent and in conformity with the Joint Core Strategy; it will cover the period up to 2029.
- 3.7 The Joint Core Strategy will be replaced by the West Northamptonshire Strategic Plan. Work on the Strategic Plan is at an early stage. The programme for the production of the Strategic Plan is set out in the West Northamptonshire Joint Local Development Scheme, which is posted at:
<https://www.northampton.gov.uk/downloads/download/3581/local-development-scheme-for-west-northants>

Sustainability Appraisal and Habitats Regulations Assessment

- 3.8 Under the Planning and Compulsory Purchase Act 2004 the sustainability appraisal of development plans is mandatory. For the development plan it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment Directive (European Directive 2001/42/EC). Therefore, it is a legal requirement for Local Plans to be subject to Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) throughout their preparation. The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process. The aim of the process is to appraise the social, environmental and economic effects of plan strategies and policies and ensure that they accord with the objectives of sustainable development.
- 3.9 The SA, incorporating the SEA, will be undertaken as an integral part of preparing Local Plans and will help arrangements for monitoring and implementation. The SA process has the following five stages:
- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
 - Stage B: Developing and refining alternatives and assessing effects
 - Stage C: Prepare the sustainability appraisal report
 - Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public
 - Stage E: Post adoption reporting and monitoring
- 3.10 Under the EU Habitats Directive (92/43/EEC) a Habitats Regulations Assessment (HRA) is required for any proposed plan or project which may have a significant effect on one or more European sites and which is not necessary for the management of those sites. The purpose of the HRA is to determine whether or not significant effects are likely and to suggest ways in which they could be avoided. The first stage is to carry out a Screening process to establish if the Local Plan might

have any Likely Significant Effects on any European site and therefore to determine whether a full HRA would be required for the Plan.

- 3.11 Further details of how the SA and HRA processes relate to the Local Plan preparation stages are set out in the diagram below.



4. Other documents to be produced

4.1 In addition to the Development Plan, a suite of other documents will be prepared:

Neighbourhood Plans

4.2 Neighbourhood Plans can be produced by Parish Councils or Neighbourhood Forums to set out policies in relation to the development and use of land in the whole or any part of a particular specified neighbourhood area. They are not prepared by Northampton Borough Council but are submitted to it ahead of independent examination and a referendum. They are not legally defined as Development Plan Documents but they do become part of the statutory Development Plan when they are made.

4.3 In Northampton Borough the following Neighbourhood Plans have been made:

- Duston – Made 14 December 2015;
- Spring Boroughs – Made 18 April 2016; and
- Growing Together – Made 3 April 2017.

4.4 At the time of writing an additional two neighbourhood areas have been designated as follows:

- Semilong & Trinity
- Queen's Park

Adopted Policies Map

4.5 A map of Northampton Borough which illustrates geographically the application of the policies in the adopted Development Plan.

Annual Monitoring Report (AMR)

4.4 AMRs are produced each year to monitor progress in producing the Development Plan and the implementation of policies. It is currently prepared as a joint AMR by the West Northamptonshire Joint Planning Unit on behalf of Northampton Borough, Daventry District and South Northamptonshire Councils.

Supplementary Planning Documents (SPDs)

4.5 SPDs expand upon and provide further detail to policies in the Development Plan. There are currently no plans to prepare any SPDs.

Community Infrastructure Levy Charging Schedule

- 4.6 On 21 September 2015 the Borough Council adopted a Community Infrastructure Levy. All planning applications for liable developments submitted and granted permission after 1st April 2016 have to pay the Levy. Charges apply to residential development and to retail developments of more than 100 square metres outside the town centre. Further details are available on the Council's website: www.northampton.gov.uk/cil.

Statement of Community Involvement

- 4.7 The Statement of Community Involvement (SCI) sets out how communities and stakeholders can expect to be engaged in the preparation of planning documents and in the consideration of planning applications in Northampton Borough. The SCI was adopted in January 2017 and modified in 2018.

5. Programme for Plan Preparation

- 5.1 The programme for preparing the Northampton Local Plan Part 2 is set out in the schedule below and shown on the LDS timetable in Appendix 1. The Council is expected to progress the preparation of this Local Plan in accordance with the schedule. Progress on meeting the programme will be reported annually in the AMR. If significant changes occur the LDS will be reviewed.

Schedule 1 - Northampton Local Plan Part 2	
Subject Matter	To set out site specific allocations for Northampton Borough including residential and employment uses. It will include policies against which planning applications for the development, management and use of land and buildings will be considered. It will include the identification, phasing and implementation of local infrastructure for sites. As an example of some of its policies' content, it will include boundaries of retail centres, historic conservation, open space and nature conservation policies and designations, highway issues and car parking. It will replace the Central Area Action Plan.
Geographical Area	Northampton Borough
Status	Development Plan Document
Timetable for Production and Conformity with Appropriate Regulations	
Formal Commencement of Preparation/ Consultation on the Scope of the Local Plan Part 2/ Call for Sites (Regulation 18)	September – October '15
Issues Consultation (Regulation 18)	April - June '16
Options Consultation (Regulation 18)	September – November '16
Sites Consultation (Regulation 18)	October - November '17
Publication of Draft Plan and Consultation (Regulation 19)	May '19 – June '19
Round 2 Publication of Draft Plan and Consultation (Regulation 19)	July '20 - September '20
Submission (Regulation 22)	January / February '21
Examination (Regulation 24) (To be Confirmed)	May / June '21
Adoption (Regulation 26)	October '21
Management Arrangements	Director of Planning and Sustainability. Regular reports to Cabinet Advisory Group – Local Plan.
Resources Required	Planning Policy team; input from other Council services, neighbouring authorities, consultees, Programme Officer and Planning Inspectorate.
Monitoring and Review Mechanisms	Annual Monitoring Report

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Appendix 1 – Northampton Borough Local Development Scheme

Local Plan Part 2

2015						2016						2017						2018																									
J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D														
		C							I				O													SC																	

2019					2020					2021																																																																																					
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																																																												
				P																																												S												E																								A											

KEY

Local Plan Part 2:

- | | | |
|--|--|--|
| C - Commencement of preparation | I - Issues Stage | O - Options Stage |
| SC – Sites Consultation | P - Publication of document for representations | P2 – Second round publication of document for representations |
| S - Submission of document | E – Examination of document (Subject to PINs) | A – Adoption of document |

Appendix 2 – Remaining Northampton Local Plan Saved Policies

The Planning and Compulsory Purchase Act 2004 provided for the saving of policies in adopted Local Plans for a period of 3 years from the commencement of Section 38 of the Act (which was on 28 September 2004). Policies in plans approved or adopted at that date expired on 27 September 2007 unless the Secretary of State extended them beyond that date, by direction. The remaining policies are known as “Saved” Policies. The intention is that as new Local Plans are prepared Saved Policies will be replaced. In the case of Northampton Borough some Saved Policies have already been replaced as a result of the adoption of the Northampton Central Area Action Plan and the West Northamptonshire Joint Core Strategy Local Plan (Part 1). The list below shows the remaining Northampton Local Plan Saved Policies.

Note

An asterisk * next to the Policy Number indicates that the 1997 Northampton Local Plan Policy Applies Outside Central Area Action Plan Boundary. In all other cases 1997 Northampton Local Plan Policy Applies as originally.

List of Remaining Northampton Local Plan Saved Policies

Policy Number	Policy Name/ Description	Notes
E7	Skyline development	Part of Development Plan
E9 *	Locally important landscape areas	Part of Development Plan. Part Replaced by CAAP Policies 4 and 29.
E20 *	New development (design)	Part of Development Plan. Part Replaced by CAAP Policy 1.
E26 *	Conservation Areas: development and advertisements	Part of Development Plan. Part Replaced by CAAP Policy 1.
E28	Use of upper floor shops and other commercial premises	Part of Development Plan
E29 *	Shopping environment: new or replacement shop fronts	Part of Development Plan. Part Replaced by CAAP Policies 1 and 13.
E30 *	Shop front: external security protection	Part of Development Plan. Part Replaced by CAAP Policy 1.
E35	Advertisements: in conservation areas	Part of Development Plan
E36	Advertisement hoardings: express consent	Part of Development Plan
H10	Other housing development: backland development	Part of Development Plan

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H11 *	Other housing development: commercial property in primarily residential areas	Part of Development Plan. Part Replaced by CAAP Policy 1.
H14 *	Residential development, open space and children's play facilities	Part of Development Plan. Part Replaced by CAAP Policy 4.
H16	Housing for the elderly	Part of Development Plan
H17	Housing for people with disabilities	Part of Development Plan
H18	Extensions	Part of Development Plan
H21	Conversion to flats	Part of Development Plan
H23	Conversion to flats	Part of Development Plan
H24	Conversion to flats	Part of Development Plan
H26	Conversion to flats – floors above shops	Part of Development Plan
H28	Hostels	Part of Development Plan
H29	Residential institutions	Part of Development Plan
H30	Multi-occupation with a single dwelling	Part of Development Plan
H31 *	Cumulative effect	Part of Development Plan. Part replaced by CAAP Policy 16.
H35	Childcare facilities	Part of Development Plan
B5	Development policies for proposed business areas: Brackmills, Milton Ham and Pineham	Part of Development Plan
B6	Support services	Part of Development Plan
B7	Brackmills: height considerations	Part of Development Plan
B8	Northampton Cattlemarket	Part of Development Plan
B9	Pineham and Milton Ham: landscaping Zone	Part of Development Plan
B10	Pineham and Milton Ham	Part of Development Plan
B11	Milton Ham: height considerations	Part of Development Plan
B14 *	Development for non-business uses in business areas	Part of Development Plan. Replaced by CAAP Policy 15.
B17 *	Use of land for open storage, salvage and recycling	Part of Development Plan. Part Replaced by CAAP Policies 1 and 15.
B19 *	Existing business premises in primarily residential area	Part of Development Plan. Part Replaced by CAAP Policy 1.
B20	Working from home	Part of Development Plan
B22 *	Small businesses: up to 200 sq.m	Part of Development Plan. Part Replaced by CAAP Policies 1, 10 and 11.

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B23 *	Repair and maintenance of vehicles	Part of Development Plan. Part Replaced by CAAP Policies 1, 10 and 11.
B31 *	Environmental impact of business development: new locality	Part of Development Plan. Part Replaced by CAAP Policy 1.
B32	Environmental impact of business development: amelioration	Part of Development Plan
B33	Environmental impact of business development: hazardous development	Part of Development Plan
T11 *	Commercial uses in residential areas	Part of Development Plan. Part Replaced by CAAP Policies 1, 10 and 36.
T12 *	Development requiring servicing	Part of Development Plan. Part Replaced by CAAP Policy 36.
T14 *	Public transport – rail corridors	Part of Development Plan. Part Replaced by CAAP Policy 8.
T16 *	Taxi services	Part of Development Plan. Part Replaced by CAAP Policy 1.
T22 *	Provision for people with a disability	Part of Development Plan. Part Replaced by CAAP Policy 1.
R9	Districts and local centres: change of use from shops	Part of Development Plan
R11	Shopping facilities/ local centre in major residential development	Part of Development Plan
R15 *	Car showrooms	Part of Development Plan. Part Replaced by CAAP Policy 1.
R16	Retail sales from petrol filling stations	Part of Development Plan
R17 *	Retailing from industrial premises	Part of Development Plan. Part Replaced by CAAP Policy 11.
L2 *	Community use of existing schools and colleges	Part of Development Plan. Part Replaced by CAAP Policy 4.
L10	Bradlaugh Fields	Part of Development Plan
L12	Motor sports and motorised water sports	Part of Development Plan
L13	Local community facilities	Part of Development Plan
L24	Allotment gardens	Part of Development Plan

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L25	Alternative use of allotment land	Part of Development Plan
L26 *	Leisure proposals: site specific	Part of Development Plan. Part Replaced by CAAP Policy 4.
D4	Crow Lane (north): business or leisure	Part of Development Plan
D6	Delapre Abbey: office and conference centre	Part of Development Plan
D9	M1 Junction 15a/ A43: suitable for single development with high standard of building design within a landscaped setting	Part of Development Plan
D12	Land north west of Kings Heath	Part of Development Plan
D13	Overstone Scout camping ground (off Billing Lane): residential or public house/ hotel	Part of Development Plan
D16	St Edmund's Hospital: development guidelines given	Part of Development Plan
D17 *	Southbridge area and power station site, Nunn Mills: residential, business and leisure	Part of Development Plan. Part Replaced by CAAP Policies 27 and 28.
D20	Tweed Road (Pioneer Aggregates): development guidelines given	Part of Development Plan

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Appendices

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NORTHAMPTON
BOROUGH COUNCIL

CABINET REPORT

Report Title	Capital Update for Leisure – Fixed plant and machinery renewal for Danes Camp, Mounts Baths and Lings Forum
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AGENDA STATUS: PUBLIC

Cabinet Meeting Date:	14 th October 2020
Key Decision:	Yes
Within Policy:	No
Policy Document:	No
Service Area:	Economy & Assets
Accountable Cabinet Member:	Cllr Tim Hadland, Member for Regeneration and Enterprise
Ward(s)	Castle Ward, East Hunsbury Ward and Brookside Ward

1. Purpose

- 1.1 This report updates Cabinet on the progress of developing specifications for works to the fixed plant, machinery and associated building elements of Danes Camp, Mounts Baths and Lings Forum and seeks delegated authority to enter into contracts with suitable skilled contractors to undertake the required works.

2. Recommendations

It is recommended that:

- 2.1 Cabinet delegates authority to the Acting Director of Economy and Assets, in consultation with the Borough Secretary, Chief Finance Officer and Cabinet Member for Regeneration and Enterprise to appoint the contractors for the work to the fixed plant, machinery and associated building elements of Danes Camp, Mounts Baths and Lings Forum following the completion of the tender processes.

- 2.2 Cabinet approves a legal budget of up to a maximum of £25,000 if deemed necessary by the Acting Director of Economy and Assets in consultation with and the approval of the Borough Secretary to procure external legal expertise in construction in connection with the works proposed herein to the Leisure Centres.

3. Issues and Choices

3.1 Report Background

- 3.1.1 On 27th May 2020 a report was taken to Cabinet titled Capital Investment – Plant & Machinery (Leisure) which set out the condition of the fixed plant and machinery at three sites, Upper Mounts Baths, Danes Camp Leisure Centre.
- 3.1.2 The above report set out how the fabric and mechanical and electrical (M&E) plant and some of this equipment has reached the end of its economic life, requiring urgent replacement. Added to this, all the boilers at Upper Mounts Baths have failed and a temporary repair has been provided to ensure the site remains operational. This is not sustainable, and delays to major works will result in further plant failures, resulting in the closure of the facilities.
- 3.1.3 Should the tenant not be able to operate as a result of our inability to maintain our repairing obligation under the lease, and therefore return the properties to us, the Council will be left with three substantial vacant properties to secure. In the current market the Council are unlikely to get another operator for the foreseeable future, and the Council would need to offer substantial financial incentives to attract an operator, these incentives are likely to be much more than the cost of repairs currently under consideration.
- 3.1.4 The empty property holding costs would be significant, closed premises being at risk of antisocial behaviour and vandalism. Significant costs would be incurred to secure the site and comply with insurance regulations (likely to include draining the pool(s) with scaffold placed into the drained pool to mitigate injuries from unauthorised access and provide structural stability to the pool), empty property business rates (excepting one is a listed building and therefore subject to concession). Closure would result in no affordable leisure facilities for the community.
- 3.1.5 The above report in May 2020 sought approval from Cabinet to approve a budget of £1.8m to complete the urgent repairs, Cabinet approved the recommendations within this report (May 2020).
- 3.1.6 Following this report a working group of officers from Northampton Borough Council (The Council) and Northampton Leisure Trust (The Trust) was established to review the existing reports on the plant and machinery at the Leisure Centres to understand what further work was required to develop a full specification prior to preparing the tender documentation.
- 3.1.7 The Council have agreed a scope and appointed a contractor (CJR) to act as the building services consultants for the project who will undertake the following services on the project:
- Specifications development and contractor tender package

- Tender analysis
- Contractor/project management
- Cost appraisals; and
- Full RIBA stage 2 to RIBA stage 7 end to end process.

3.1.8 CJR were appointed through a direct appointment from a framework to enable the work to commence as soon as possible. The first stages of their work has been reviewing the reports already undertaken, identifying any gaps and performing tests to inform the development of the specifications.

3.1.9 To tender the works the various elements will be broken down into packages to enable the highest priority works to begin as soon as possible. This will enable the urgent works to commence sooner as once the early packages are agreed then these can be put out to tender immediately, as opposed to waiting on the full specification to be complete and then having a main contractor appointed to oversee each element.

3.1.10 This approach will require more management to ensure that each contractor has a clear programme and the relationships between each area are handled appropriately. This work is included within the scope of the CJR commission who will manage this process on the Council's behalf.

3.1.11 The packages will be broken down into discrete tender packages as follows: Urgent works, Boilers, Air Handling and Ventilation, Heat recovery and Electrical.

3.1.12 The first tender process for the Urgent works will commence in October with construction taking place in November and December. These works will focus on the replacement of the mounts boilers which have failed and allowing for the on-hire boilers to be removed. The further works will then be tendered in November and December with all the works aiming to be completed by May 2021.

3.1.13 The most extensive works are planned to the Mounts Baths, this is due to the age of the plant and equipment and the listed status adding to the complexity of the works in this building. Below is the work currently set out to be undertaken at the Mounts Baths (these works may alter in as the specification is finalised):

Mounts Baths

New heating plant

Combined Heat Power (CHP) installation

Existing boiler removal (note asbestos survey required).

Air handling plant replacement/upgrade

Local comfort cooling

Heat recovery installations

Controls and Building Management System

Training pool heat exchanger replacement

Training pool supply and suction pipework and valve replacement (diver required to plug in pool)

Plunge pool new heating, circulation and filtration (Note Grade II Listed)

- Plunge pool lighting upgrade
- Main pool water sampling control link to current pool water circulator
- Main pool lighting replacement
- Power distribution review and phase balancing (data logging loads)
- Sub distribution boards upgrade/replacement

3.1.14 Danes Camp will then have the next most significant works. Below is the work currently set out to be undertaken at Danes Camp (these works may alter in as the specification is finalised):

Danes camp

- Main pool Trane Air Handling Units (AHU) refurbishment to include Plug fans
- Install CHP
- HRU installations to replace general AHUs
- Replace Cold Water Supply (CWS) tanks, reducing stored capacity making space for CHP
- Replace Hot Water Storage (HWS) with high recovery units
- Replace /refurbish low pressure circulating pumps with electronic
- Replace HW circulating pumps
- AV drives to pool circulating pumps, link with pool water sampling management system
- Replace lighting throughout including car park bollards and column lighting

3.1.15 Given the plans to deliver a new health and wellbeing hub at Weston Favell in the next 5 years, improvements to this site will be lighter than the other two sites. Any works to take place at Lings will either need to be essential to keep the centre open or have a pay back of 5 years or less. Below is the work currently set out to be undertaken at Lings (these works may alter in as the specification is finalised):

Lings Forum Considering 5 year Pay back and remaining life cycle and failure risk

- Replace boiler No. 2 gas burner to include full boiler inspection and service
- Replace HW storage system including connection to recently installed Plastic moulded CW tank allowing for CW booster set and tank level alarms
- Replace Hot Water Supply circulating pumps
- Replace/ refurbish heating circulating pumps

3.2 Issues

3.2.1 There will need to be careful consideration and high levels of engagement with Northampton Leisure Trust (NLT) over the timings of the works. There is a constantly evolving situation with regards to business operations as a result of Covid 19, all care will be taken to minimise down time and disruption to the NLT as they look to open the leisure centres following their closures.

3.2.2 With a range of packages rather than using a principal contractor additional consideration will need to be given around the safe working conditions in relation to the Covid secure guidelines. The Project Manager will need to manage the flows of contractors around the site to ensure compliance with the latest guidance. The Council will ensure this is appropriately managed through the project controls and on site meetings to ensure compliance.

3.3 Choices (Options)

3.3.1 Option 1 – Do nothing

This option is not recommended as current plant and equipment in the leisure centres is close to failure. If the machinery was to fail, then it would be likely that the centres would not be able to operate and these would be returned to NBC, having lost the client base and not being viable in their own right.

3.3.2 Option 2 – Undertake works to just 1 or 2 of the leisure centres

This option is not recommended as all three of the leisure centres have serious issues that if left unaddressed would lead to significant further cost in the future. As stated in the above option, if a leisure centre was to fail then this would have substantial negative financial implications for the council

3.3.3 Option 3 – Undertake the renewal of the Plant and Equipment as set out in this report

This option is recommended as it would remove the highest risks from the centres and enable them to be sustainable into the future. This option is in line with the previously agreed recommendation from the Cabinet Report 27th May 2020.

4. Implications (including financial implications)

4.1 Policy

4.1.1 This report does not set policies nor have implications on existing policies.

4.2 Resources and Risk

4.2.1 There is a capped budget of £1,800,000 which includes the costs for the Plant and Equipment works, Contractor Prelims, Provisional Sums, Project Management and Contingencies.

4.2.2 The approximate split across the three leisure centres is estimated to be as follows: Mounts Baths – 60%, Danes Camp - 30%, Lings - 10% (figures rounded to nearest 10%)

4.2.3 Capital Funding of £1.8m was approved in the 27th May 2020 report titled Capital Investment – Plant & Machinery (Leisure), these works will not exceed this value with costs being fully tested ahead of procurement and any cost pressures needing to be met through Value Engineering once the project has commenced.

4.3 Legal

4.3.1 It is recommended that Legal services be involved in advising the Acting Director of Economy and Assets on the procurement process and contract documents required to support the works to be undertaken at the aforementioned Leisure Centres, and to procure on behalf of the Acting Director of Economy and Assets external expert legal advice in the area of construction if required.

4.3.2 It is recommended that should the high cost level estimates, identified at paragraph 4.2.1 above be exceeded and not mitigated through value engineering as proposed at paragraph 4.2.3 or the legal budget requested at paragraph 2.2. not be sufficient to meet the Council's needs then a further report should be provided to Cabinet which identifies why costs have increased. This will ensure that the Council will then have the opportunity to reconsider its decision in accordance with the Council's duty to consider whether or not the works considered above remain a proper utilisation of available Council resources.

4.4 Equality and Health

4.4.1 The replacement of plant and equipment will ensure that the works improve ongoing servicing access arrangements and that the outputs contribute to providing a better environment for all users.

4.5 Consultees (Internal and External)

4.5.1 The following have been consulted:

- Building Control Manager
- Senior Planning Services Officer

4.6 How the Proposals deliver Priority Outcomes

4.6.1 Exceptional services:

- Make the best use of our Assets
- Provide value for money

4.6.2 A stronger Economy

- Protect, enhance and promote our heritage

4.7 Environmental Implications (including climate change issues)

4.7.1 The new plant and equipment will significantly reduce running costs and CO2 emissions.

4.8 Other Implications

4.8.1 There are no implications other than those covered in this report.

5. Background Papers

N/A

6. Next Steps

6.1.1 Finalise urgent works tender package and commence procurement

Kevin Langley
Acting Director of Economic and Assets