



**CABINET**

**WEDNESDAY, 13 NOVEMBER 2019**

**DECISIONS**

<b>PRESENT:</b>	Councillor Nunn (Chair); Councillor Larratt (Deputy Chair); Councillors Hallam, Hadland, Hibbert, Eldred, King and Hill.
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Set out below is a summary of the decisions taken at the meeting of the Cabinet held on Wednesday, 13 November 2019. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

These decisions will come into force and then may be implemented on the expiry of three working days after the publication of this list.

If you have any queries about any matters referred to in this decision sheet please contact Ed Bostock, ext 7722.

<b>THIS LIST OF DECISIONS PUBLISHED:</b>	<u>14 NOVEMBER 2019</u>
<b>DATE OF EXPIRY OF CALL IN:</b>	<u>19 NOVEMBER 2019 AT 17:00 HOURS</u>

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<b>Agenda</b>	<b>Declaration/Conflict of Interests:</b>
<b>Item No</b>	None

**7. HOUSES IN MULTIPLE OCCUPATION SUPPLEMENTARY PLANNING DOCUMENT (SPD) - DRAFT CONSULTATION OUTCOMES, PROPOSED CHANGES AND ADOPTION**

- 2.1 Cabinet agreed the policy responses to the public consultation exercise held between August and October 2019 as set out in paragraph 3.2.5 below, and
- 2.2 Cabinet approved the adoption of the Houses in Multiple Occupation Supplementary Document (Appendix 1) which takes into account the responses to the public consultation exercise.
- 2.3 Cabinet agreed that the Head of Planning be given delegated authority in consultation with the Cabinet Member for Planning to make any necessary minor amendments, including spelling and changes in the format of the SPD where they do not alter the intent of

the SPD, prior to its publication.

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**Agenda**     **Declaration/Conflict of Interests:**  
**Item No**     None

**8. PARKING STANDARDS SUPPLEMENTARY PLANNING DOCUMENT (SPD) - DRAFT CONSULTATION OUTCOMES, PROPOSED CHANGES AND ADOPTION**

- 2.1 Cabinet approved the adoption of the Parking Standards Supplementary Planning Document.
- 2.2 Cabinet agreed that the Head of Planning be given delegated authority in consultation with Cabinet Member for Planning to make any necessary minor amendments, including spelling and changes in the format of the SPD where they do not alter the intent of the SPD, prior to its publication.

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**Agenda**     **Declaration/Conflict of Interests:**  
**Item No**     None

**9. SPECIALIST HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) - DRAFT CONSULTATION OUTCOMES, PROPOSED CHANGES AND ADOPTION**

- 2.1 Cabinet approved the adoption of the Specialist Housing Supplementary Planning Document (SPD).
- 2.2 Cabinet agreed that the Head of Planning be given delegated authority in consultation with the Cabinet Member for Planning to make any necessary minor amendments, including spelling and changes in the format of the SPD where they do not alter the intent of the SPD prior to its publication.

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**Agenda**     **Declaration/Conflict of Interests:**  
**Item No**     None

**10. REGENERATION AND REDEVELOPMENT OF BERKELEY HOUSE AND ST MARY'S COURT, SPRING BOROUGH**

- 2.1 Cabinet:
- (a) Approved the regeneration and redevelopment of Berkeley House and St Mary's Court, by Northampton Partnership Homes (NPH) on behalf of the Council, including the demolition of the existing seven blocks of flats and the construction of 126 new affordable homes,

within the financial envelope presented in the exempt report Appendix 6, in accordance with the proposals set out in the planning application for this scheme, described as 'The Roof Gardens', approved by the Council's Planning Committee on 30 July 2019;

- (b) Approved the publication of a formal demolition notice for Berkeley House and St Mary's Court (affecting the seven blocks of flats within the area identified in the plan that is shown edged red in Appendix 1) and the subsequent demolition of each block of flats as it becomes vacant;
- (c) Resolved to make a Compulsory Purchase Order (CPO), in accordance with s226(1)(a) of the Town and Country Planning Act 1990, for the acquisition of the land and third party interests within the area identified in the plan that is shown edged red in Appendix 1 in order to enable the regeneration of the Berkeley House and St Mary's Court site and the development of 'The Roof Gardens' scheme;
- (d) Delegated to the Chief Executive, in consultation with the Cabinet Member for Housing & Wellbeing, the Borough Secretary & Monitoring Officer and the Chief Finance Officer, the authority to effect the making, confirmation and implementation of the CPO and to take all necessary steps to give effect to the CPO including the payment of any compensation in relation to the land shown on the plan in Appendix 1 including, but not limited to, the procedural steps described in Paragraph 4.3.10 of this report;
- (e) Delegated to the Chief Executive, in consultation with the Cabinet Member for Housing and Wellbeing, the Borough Secretary & Monitoring Officer and the Chief Finance Officer the authority to appoint external professional assistance if necessary to meet the requirements of paragraph 4.3.10 of this report;
- (f) Considered and took account of the consultation feedback pursuant to Appendix 4 of this report;
- (g) Approved the proposed capital scheme budget of £15.9m which will include the scheme costs involved in the acquisition of leasehold properties, development costs i.e. standard construction costs, demolition and asbestos removal, any potential archaeology fees and finally, location construction costs;
- (h) Delegated to the Chief Executive, in consultation with the Cabinet Member for Housing and Wellbeing and the Chief Finance Officer, authority to approve the release of the relevant funds from the Housing Revenue Account Capital Programme following the procurement process and outcomes within the financial envelope presented in exempt report Appendix 6;
- (i) Delegated to the Head of Housing & Wellbeing, in consultation with

the Cabinet Member for Housing & Wellbeing and the Chief Finance Officer, the authority to determine the rent levels and services charges for the new rented homes, based on the outcome of the Council's application to Homes England for capital funding to support the proposed development of 'The Roof Gardens'. The proposal is for "affordable" rents (80% of open market rents) but capped at a level which is no higher than the Local Housing Allowance rate; and

- (j) Agreed to accept further reports to future meetings of Cabinet on any issues that may require further consideration and decision by Cabinet.

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<b>Agenda</b>	<b>Declaration/Conflict of Interests:</b>
<b>Item No</b>	None

### **11. VULCAN WORKS - OPERATOR ARRANGEMENTS**

- 2.1 Cabinet noted the progress to date on the construction of the Vulcan Works Creative Hub (VWCH) as set out in paragraphs 3.1.4 to 3.1.7.
- 2.2 Cabinet approved the procurement of a service provider to operate the VWCH as set out in section 3.2 of this report.
- 2.3 Cabinet delegated authority to the Economic Growth and Regeneration Manager in consultation with the Borough Secretary, the Chief Finance Officer and the Cabinet Member for Regeneration and Enterprise to appoint the successful operator following the OJEU compliant procurement process as set out in this report.

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<b>Agenda</b>	<b>Declaration/Conflict of Interests:</b>
<b>Item No</b>	None

### **12. FINANCE MONITORING TO 30 SEPTEMBER 2019**

- 2.1 Cabinet 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.
- 2.2 Cabinet noted the amendments to the general fund capital programme as set out at paragraph 3.5.1.
- 2.3 Cabinet approved a £0.500m virement within the HRA capital programme as set out at paragraph 3.6.2.