



## CABINET

WEDNESDAY, 20 MAY 2020

## DECISIONS

<b>PRESENT:</b>	Councillor Nunn (Chair); Councillor Larratt (Deputy Chair); Councillors Eldred, Hadland, Hallam, J Hill, Hibbert and King.
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Set out below is a summary of the decisions taken at the meeting of the Cabinet held on Wednesday, 20 May 2020. 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 Democratic Services 01604 837722.

<b>THIS LIST OF DECISIONS PUBLISHED:</b>	21 MAY 2020
<b>DATE OF EXPIRY OF CALL IN:</b>	27 MAY 2020 AT 17:00 HOURS

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<b>Agenda Item No</b>	<b>Declaration/Conflict of Interests:</b> None
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### 7. HOMELESSNESS AND ROUGH SLEEPING STRATEGY 2020-23

Cabinet:

- (a) Approved the Council's new Homelessness and Rough Sleeping Strategy and Action Plan for the period 2020-2023; and
- (b) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing, to make any minor changes to improve the layout and readability of the Strategy and Action Plan prior to publication.

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<b>Agenda Item No</b>	<b>Declaration/Conflict of Interests:</b> Councillors Hadland and Hallam declared interests as private sector landlords.
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### 8. PRIVATE SECTOR HOUSING ENFORCEMENT POLICY

Cabinet approved the Private Sector Housing Enforcement Policy (attached to the report as Appendix A) With effect from 1 June 2020.

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

## **9. PURCHASE AND REDEVELOPMENT OF RIVERSIDE HOUSE FOR USE AS AFFORDABLE HOUSING**

Cabinet:

- (a) Approved the purchase and redevelopment of Riverside House, funded through the Housing Revenue Account at a total cost set out in Exempt Appendix A to the report, in order to provide a total of 60 apartments (16 one-bedroom and 44 two-bedroom) that will be let to eligible households on the Housing Register;
- (b) Approved the use of the Housing Revenue Account Capital Programme to complete the purchase and redevelopment of Riverside House;
- (c) Delegated to the Director of Housing and Wellbeing, in consultation with the Chief Finance Officer, the Borough Secretary, Cabinet Member for Finance and the Cabinet Member for Housing and Wellbeing – the authority, on being satisfied with the results of the due diligence exercise undertaken by NPH on the Council’s behalf, to purchase and redevelop Riverside House as affordable rented housing.
- (d) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing and the Chief Finance Officer, the authority to determine the rent levels and services charges for the new homes in Riverside House; and
- (e) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing and Northampton Partnership Homes, the authority to develop and approve a Local Lettings Policy that determines how the homes in Riverside House are allocated.

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

## **10. REDEVELOPMENT OF BELGRAVE HOUSE FOR AFFORDABLE RENTED HOUSING**

Cabinet:

- (a) Approved the acquisition and redevelopment of Belgrave House, by the Council entering into a 35 year full repairing and insuring finance lease with Legal & General’s Limited Price Inflation Fund (LPI Fund) in order to enable Belgrave House to be converted from office use into a residential scheme of 122 apartments, called ‘The Clock House’, which will be let at affordable rents to eligible households on the

Housing Register;

- (b) Approved the use of the Housing Revenue Account Capital Programme, including the use of Right to Buy receipts to subsidise 30% of the costs, in order to complete the acquisition and redevelopment of Belgrave House;
- (c) Delegated to the Director of Housing and Wellbeing, in consultation with the Chief Finance Officer, the Borough Secretary, Cabinet Member for Finance and the Cabinet Member for Housing and Wellbeing, the authority, on being satisfied with the results of the due diligence exercise undertaken by Northampton Partnership Homes, to enter into a 35 year finance lease with Legal & General's LPI Fund;
- (d) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing and the Chief Finance Officer, the authority to determine the rent levels and service charges for the new homes in The Clock House;
- (e) Delegated to the Director of Housing and Wellbeing, in consultation with the Cabinet Member for Housing and Wellbeing and Northampton Partnership Homes, the authority to develop and approve a Local Lettings Policy that determines how the homes in The Clock House are allocated.

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<b>Agenda Item No</b>	<b>Declaration/Conflict of Interests:</b>
	Councillor King declared an interest as an Upton Parish Councillor.
	Councillor Nunn declared an interest as an East Hunsbury Parish Councillor.

## **11. COMMUNITY ASSET TRANSFER**

Cabinet 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 complete the transfers of Public Open Spaces and Community Centres to the Parish Councils on the following terms:-

- That there is a restrictive covenant placed on the land and centres to ensure
- That they continue to be used as intended for community use.
- That the Council will continue to provide grass cutting services where there are existing contracts until June 2028 but thereafter the Parish Council will assume this responsibility.
- 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.
- There will be an independent valuation process undertaken by a RICS qualified valuer to determine market price completed for all assets to be transferred.
- The independent 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 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 in accordance with statutory procedure the matter will be brought back to Cabinet for consideration.

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

## **12. NORTHAMPTON ECONOMIC GROWTH STRATEGY**

Cabinet:

- (a) Adopted the Northampton Economic Growth Strategy (2020-2025) attached to this report as Appendix 1 which establishes the economic growth vision and priorities for the town. The document also sets out the actions that are required to achieve economic growth for all over the period of 2020-2025.
- (b) Approved the budget arrangements identified within the report including reallocating future years Business Incentive Scheme revenue to fund the broader range of economic development activity identified within the strategy.
- (c) Delegated to the Economic Growth and Regeneration Manager in consultation with the Cabinet Member for Regeneration and Enterprise, the Chief Finance Officer and the Borough Secretary the authority to make any minor amendments to the said strategy which will include its desktop publishing, with the caveat that any further reports be brought to Cabinet as and when considered necessary.

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

## **14. TOWN CENTRE STRATEGIC ACQUISITION**

This item was held in private session.

Cabinet agreed to the recommendations as set out in the report.