



CABINET

WEDNESDAY, 14 MARCH 2018

DECISIONS

PRESENT:	Councillor Nunn (Chair); Councillor Larratt (Deputy Chair); Councillors Hadland, Hibbert, King, Eldred and Hallam
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Set out below is a summary of the decisions taken at the meeting of the Cabinet held on Wednesday, 14 March 2018. 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 Emma Powley.

THIS LIST OF DECISIONS PUBLISHED:	<u>15th March 2018</u>
DATE OF EXPIRY OF CALL IN:	<u>20th March 2018 AT 17:00 HOURS</u>

Agenda	Declaration/Conflict of Interests:
Item No	None

8. GRANT OF PROPERTY LEASES, AND FINANCIAL AND MANAGEMENT AGREEMENTS WITH UNITY LEISURE.

- 2.1 That three new Full Repairing and Insuring leases be granted under the Landlord and Tenant Act 1954 to Unity Leisure for the three leisure centres owned by Northampton Borough Council (Lings Forum, Danes Camp, Mounts Baths), for a period of 30 years. The combined rent will be £51,000 per year plus any addition for building insurances and VAT where applicable, and will be in accordance with the terms and conditions set out in this report, which reflects a discount from market rent of £22,500 per annum.
- 2.2 That the Head of Regeneration, Economic Development & Assets be authorised to complete the above leases in consultation with the Borough Secretary & Monitoring Officer and the Cabinet Member for Regeneration, Enterprise and Planning.

- 2.3 That Cabinet approved in principle either the lending of up to £3m to Unity Leisure or acts as guarantor for commercial lending in a similar amount, for the purpose of carrying out capital improvement works on the aforementioned three Leisure Centres.
- 2.4 That the Operating Agreement between the Council and Unity Leisure be amended to remove the Council's option to close any one or more of the leisure centres on providing not less than six months' notice.
- 2.5 That the Operating Agreement between the Council and Unity Leisure be amended to remove any requirement for a management fee to be paid by the Council to Unity Leisure, this amendment to apply retrospectively back to 2014/15.
- 2.6 That the Council's Capital Programme be increased by the amount of the agreed loans in any given year, to be funded entirely by repayments from Unity Leisure.
- 2.7 That authority be delegated to the Chief Finance Officer acting in consultation with the Borough Secretary & Monitoring Officer and the Cabinet Member for Finance to approve the terms of the necessary loan or guarantee agreements following completion of necessary due diligence checks, ensuring that the Council is not exposed to unacceptable financial loss or liability.
- 2.8 That the Chief Finance Officer be instructed to amend the appropriate revenue budgets to reflect the agreed level of rental income and savings on repairs and maintenance and insurance.
- 2.9 That authority be delegated to the Borough Secretary & Monitoring Officer in consultation with the Chief Finance Officer and the Head of Regeneration, Economic Development & Assets the power to complete all the relevant documentation, including the loan agreements, leases and Guarantee, as relevant.

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

9. GREAT BILLING AND GREAT HOUGHTON CONSERVATION AREA APPRAISAL & MANAGEMENT PLANS.

- 2.1 Cabinet approved the adoption of the Conservation Area Appraisal and Management Plans for Great Billing and Great Houghton Areas (Appendices C & D).
- 2.2 Cabinet agreed as alteration to the boundary of Great Billing Conservation Area to remove conservation area designation from Cumbrae Drive, Great Billing.
- 2.3 Cabinet approved further consultation on the making of an Article 4 Direction in respect of Great Billing and Great Houghton Conservation

Areas.

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

10. NORTHAMPTON LOCAL PLAN PART 2 - RESPONSES TO SITES CONSULTATION

- 2.1 Cabinet noted the comments received and officer responses on the Local Plan Part 2 Sites Consultation.

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

11. FINANCE MONITORING - PERIOD 10 - 2017/18

- 2.1 Cabinet reviewed the contents of the report.
- 2.2 Cabinet approved the transfer of the net General Fund underspend to the MTFP Cashflow reserve to meet future financial pressures.

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

12. PERFORMANCE REPORT - QUARTER 3 2017 - 1ST OCTOBER TO 31 DECEMBER 2017

- 2.1 Cabinet reviewed the contents of the report.
- 2.2 Cabinet approved for the performance report to be presented to Audit Committee.