

**CABINET
HELD ON 7 DECEMBER 2022
(FROM 5.30 PM – 5.40 PM)**

PRESENT: Councillor Graham Swift in the Chair. Councillors Mike Chambers, Phil Ireland, Sam Gibbs, Stan Lumley, Tim Myatt.

Late Arrivals: None

Early Departures: None

49/22 – APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:

An apology for absence had been received from Councillor Richard Cooper.

(5.30 pm)

50/22 – DECLARATIONS OF INTEREST: There were no declarations of interest.

(5.31 pm)

51/22 – MINUTES: The Minutes of the meeting of the Cabinet held on 9 November 2022 were unanimously approved as a correct record.

(5.31 pm)

52/22 – EXEMPT INFORMATION: The appendices to the report at Minute 53/22 were considered to be exempt under paragraph 3 of Schedule 12a to the Local Government Act 1972. Discussion on the items took place in open session.

(5.32 pm)

MATTERS DEALT WITH BY CABINET

53/22 – HORTICULTURAL LAND PURCHASE - FORWARD PLAN REF:

10PES22: The Head of Parks and Environmental Services (HoPES) submitted a written report which sought approval to purchase land for the development of a new purpose built horticultural nursery. A red line plan of the proposed site could be found at exempt Appendix 1.

The HoPES explained that the redevelopment of the Horticultural Nursery had been included in the 2024 Programme in November 2018 and was currently ranked number 3 in the top 50 HBC projects. She advised that the current nursery site was no longer suitable as it required significant maintenance and investment to be maintained as an operational facility. The location and topography of the current site meant that there were ongoing logistical difficulties and there was no room for expansion, which limited future commercial opportunities. An independent valuation of the proposed site and a detailed assessment of the current site had shown that redeveloping the existing site would cost significantly more than developing a new facility on an alternative site, as shown in exempt Appendix 2.

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The proposed site offered the opportunity to build a modern facility with potential for significant growth and opportunity.

Further details of the proposed scheme could be found in the exempt appendices listed below:

- Appendix 1 - Proposed Site - Red Line Background
- Appendix 2 - Business Case - Dec 2022
- Appendix 3 - Site Search Summary
- Appendix 4 - Secondary Site Option - Red Line
- Appendix 5 - Alternative Site Uses
- Appendix 6 - HoTs - Memo of Sale 2022
- Appendix 7 - Valuation Report of Proposed Site

RESOLVED (UNANIMOUSLY):

That (1) it be noted that under s24 provisions general consent had been received for the Acquisition of Land and Design Development costs of the Horticultural Nursery and that the purchase price falls within the consent amount;

(2) the independent site valuation that has been undertaken be noted;

(3) the financial business case supporting the proposals be noted;

(4) the Officer's recommendation to progress and complete the unconditional purchase of the identified piece of land as set out in the Heads of Terms, subject to title searches be approved;

(5) the Officer's recommendation to undertake initial site investigations and surveys commensurate with RIBA Stage 1, which source funding has been approved, be approved; and

(6) the ongoing engagement with NY to gain support for the new horticultural nursery be approved.

Reasons for decision:

The facility currently at the Harlow Hill site was no longer fit for purpose and considered unsuitable for redevelopment. See background paper, Strategic Asset Management Review, August 2016.

A robust commercial business case for the horticultural nursery as a revenue stream and strong potential to maximise additional growth with the benefit of modern facilities and updated operational processes.

A site with more capacity would enable the development of services and commercial opportunities.

Facilitate the ongoing development of a centre of horticultural excellence through training and apprenticeships that would strengthen the local and regional economy.

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Release land at Harlow Hill for housing development as identified on the local plan and which would provide significant economic opportunities and regional benefit

Alternative options considered and recommended for rejection:

Options 4.2 and 4.3 were considered and rejected by the Management Board as part of the Horticultural Nursery Options Appraisal (May 2020).

(5.32 pm to 5.36 pm)

(D)

54/22 – REFURBISHMENT WORKS - ALLHALLOWGATE, RIPON - FORWARD

PLAN REF: 11H&P22: The Head of Housing and Property submitted a written report which sought approval for the In House Development Team (IHDT) to proceed with the proposed repackaged works for the Allhallowgate Project as detailed in 5.2 of the report. The report also sought approval to seek tenders and award contracts for various elements of the works in accordance with the Council's Contract Procedure Rules. Cabinet were requested to note that IHDT would be undertaking the proposed repackaged works in house and where required would subcontract elements of the works by way of competitive quotes.

In presenting the report the Executive Officer for Property Services advised that in 2015 planning approval had been granted to demolish the block of flats at 4-14a Allhallowgate and replace them with nine townhouses and also to undertake a major refurbishment of the existing block of flats at 15-16 Allhallowgate. In 2019 following site investigations, the scheme was revised and reduced in scope and consisted of the refurbishment of the existing retained building, the creation of additional parking spaces and landscaping of the area. On 19 September 2020, Cabinet resolved that the refurbishment portion of the project be repackaged and tenders sought in accordance with the Council's Contract Procedure Rules. Unfortunately, due to the Covid pandemic and the use of the building as a "Nightingale" temporary accommodation for homeless individuals the Council was unable to progress with the work.

In May 2022, the IHDT were tasked with delivering the Allhallowgate project as soon as practical within the approved budget of approximately £650k. Following framework tendering the IHDT revised the project and decided that the glazed curtain walling extension be eliminated from the proposed refurbishment so as to deliver the scheme within the agreed budget. A full list of works to be undertaken was set out in paragraph 5.2 and framework costs were detailed in appendix 1.

Subject to full planning permission being granted an estimated completion date of April/May 2023 had been set.

RESOLVED (UNANIMOUSLY):

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That (1) approval be given for the IHDT to proceed with the repackaged works in order to complete the project within budget and with a proposed completion date in April / May 2023; and

(2) approval be given for the IHDT to seek tenders for various elements of the works and to award and enter in to any subcontracting contracts in accordance with the Council's Contract Procedure Rules.

Reasons for decision:

This would be the quickest and more cost effective route to achieving completion of this project.

Alternative options considered and recommended for rejection:

To keep the current scope of works would further delay the project and require a substantial increase in budget.

(5.36 pm to 5.40 pm)

(D)