



EAST NORTHAMPTONSHIRE COUNCIL

Asset Management Panel

Minutes of a meeting held on 26 November 2009 at East Northamptonshire House.

Present:

Councillors: Roger Glithero JP, Philip Hardcastle, Andy Mercer, Steven North and John Richardson MBE.

Officers:
Robert Austin (RA) Head of Resources
Richard Hankins (RH) Property Manager
Peter Cooper (PC) Democratic Services (Minutes)

ACTION

1. APPOINTMENT OF CHAIRMAN

RESOLVED:

That Councillor Philip Hardcastle be appointed Chairman of the Panel for 2009/10. **PC**

2. APOLOGIES

2.1 Mark Lovell, Executive Director, sent his apologies.

3. DECLARATIONS OF INTEREST

3.1 No interests were declared.

4. MINUTES

4.1 The minutes of the meeting held on 16 February 2009 were received and approved.

5. ASSET MANAGEMENT - REVENUE AND CAPITAL BUDGETS

5.1 The Panel received a report seeking approval for the amounts to be recommended to the Policy and Resources Committee for inclusion in the revenue and capital budgets to undertake the works required to the Council's land and buildings, and a summary of the revenue and capital implications of these.

5.2 Members noted the costs of bringing Kings Mead Road up to adoptable standards had been included within the capital programme for 2012/13 and that the works were dependant upon further development at this site.

5.3 The Panel discussed the proposed £100,000 five year light fitting replacement programme for East Northamptonshire House and requested that priority should be given to safety and that any unsafe light fittings be replaced at the earliest opportunity. RH stated that there would be a rolling programme to inspect the lights over the five year period, starting in the Stone Building which had the oldest fittings. He assured Members that spot

ACTION

- checks would be undertaken throughout the building to ensure that fittings were safe.
- 5.4 The Panel noted that tests were being undertaken on the foundations of Unit 9 at Enterprise Road, Raunds, after subsidence had been found at that unit, and that the works would be undertaken soon at an estimated cost of £20,000.
- 5.5 It was **agreed** that the decommissioning costs of the Newton Road Depot Site, Rushden, be investigated and reported back to a future meeting.

RH

RESOLVED TO RECOMMEND:

RA

(1) That the Capital Programme for 2009/10 and the five year Asset Management Capital Repairs and Renewals Programme (as set out in Appendices 1 and 2 to these Minutes), be approved for inclusion within the respective capital and revenue budgets.

(2) That approval be given for the release of amounts included within the Capital Programme for 2009/10.

6. LAND PURCHASE ENQUIRIES

The Panel was informed of two requests to purchase land owned by the Council.

(a) Barrington Road, Rushden

- 6.1 Requests to buy two plots of land at Barrington Road, Rushden had been received from:
- (a) Castleoak Care Developments Ltd - 1.5 acres for the construction of a 60 bed extra care home; and
- (b) Rushden Gospel Hall Trust – land opposite the new doctors surgery.
- 6.2 The land had been valued at £0.75m and £1.9m respectively.
- 6.3 Members were asked to consider whether the land should be sold now and release the capital receipt, bearing mind the fall in land prices this year, or sell the land in two years when prices could have recovered. Selling now would reduce the requirement for short term borrowing to finance the capital programme and potentially save £120,000 per annum for the two years until the land was sold. However, selling the land in the future could reduce the potential capital receipt by £1.5m to £2m.
- 6.4 Officers mentioned a previous decision taken by the Panel not to sell the land and recommended both parties be informed that the Council would not sell the land at this time but would be minded to do so in the future.
- 6.5 It was suggested that, in order to enhance their value, outline planning permission for residential use be sought for these two plots of land.

**ACTION
RH**

RESOLVED:

(1) That the requests to purchase the two plots of land at Barrington Road, Rushden be declined and the interested parties be informed that the Council will consider the matter again in the future.

(2) That an outline planning application be submitted for residential use of the two plots of land.

(b) Land adjacent 37 Thorpe Street, Raunds

- 6.5 A request had been received from Ms Sonia Freeman of 37 Thorpe Street, Raunds, to purchase a plot of land adjacent to her property, including a small area of land not presently part of the lease agreement. The land had been leased to Ms Freeman since 1978. The current five year lease had commenced on 24 October 2007, with a rent of £110 per annum.
- 6.6 In October 2007, the land had been valued at £10,000. Based on recent valuations, the value could have halved and it was recommended that the land should be sold to Ms Freeman at the end of the current lease agreement in October 2012.
- 6.7 Members discussed the potential of the area of land adjacent to 37 Thorpe Street, owned by the Council for future residential development and considered that the plot of land should not be sold.

RESOLVED:

RH

That the request to purchase the plot of land adjacent to 37 Thorpe Street, Raunds, be refused.

7. OUNDLÉ TOWN ENQUIRY – LAND ADJACENT THE JOAN STRONG CENTRE, HERNE PARK, OUNDLE

- 7.1 The Panel noted that Oundle Town Council had enquired about the possibility of purchasing land owned by this Council adjacent to the Joan Strong Centre, East Road, Oundle, known as Herne Park. The site contained a bungalow leased to MIND by this Council.
- 7.2 The Town Council was reviewing its options for the provision of community facilities and considering the feasibility of developing a purpose built site in Oundle.

8. DATE OF NEXT MEETING

- 8.1 It was **agreed** that PC would consult with the Chairman to agree the date of the next meeting.

PC