

CABINET

FRIDAY 22 MARCH 2024
10.00 AM

Council Chamber - Town Hall
Contact – charlotte.cameron@peterborough.gov.uk, 01733 384628

AGENDA

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*Any agenda item highlighted in bold and marked with an * is a 'key decision' involving the Council making expenditure or savings of over £500,000 or having a significant effect on two or more wards in Peterborough. These items have been advertised previously on the Council's Forward Plan (except where the issue is urgent in accordance with Section 15 of the Council's Access to Information rules).*

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**MINUTES OF THE CABINET MEETING
HELD AT 4.00PM, ON
MONDAY 11 FEBRUARY 2024
IN THE COUNCIL CHAMBER, TOWN HALL, PETERBOROUGH**

To be read in conjunction with the agenda for the meeting.

Should you wish to listen to the debate had, please visit Peterborough City Council YouTube Channel and select [Cabinet 11/03/2024](#)

Cabinet Members Present:

Councillors Mohammed Farooq (Chair), Bisby, Elsey, Saqib Farooq, Hiller and Howard.

Cabinet Advisors Present: Councillors John Fox and Harper.

85. APOLOGIES FOR ABSENCE

There were no apologies for absence received from Members.

86. DECLARATIONS OF INTEREST

There were no declarations interest received from Members.

87. MINUTES OF THE CABINET MEETING HELD ON 15 JANUARY 2024

The minutes of the Cabinet meeting held on 12 February 2024 were approved as a true and accurate record.

88. PETITIONS PRESENTED TO CABINET

There were no petitions presented to Cabinet.

STRATEGIC DECISIONS

89. CONTRACTS FOR POST 16 ALTERNATIVE EDUCATION SERVICES

RESOLVED that the Executive Director for Adult Social Care and Commissioning to award and enter into contracts for placements relating to the provision of Post 16 Alternative Education services and subsequent spend from 1 April 2024..

90. TRANSLATION AND INTERPRETATION SERVICES

RESOLVED that:

1. The Direct Award to Language Line TI under the Eastern Shires Purchasing Organisation (ESPO) Framework 402_20 Language Services Lot 1c Managed Service for Language Services - Local Government and Wider Public Sector, to provide Interpretation and Translation Services to Peterborough City Council for a period of 4 years (including extension period up to 2 years) and a contract value of £258,000 per annum. The contract shall commence on 8 May 2024.
2. The Executive Director of Adults Social Care & Commissioning to extend the Contract Term up to 2 years (2 periods of 12 months) in accordance with the contract provisions.

91. HEALTHY CHILD PROGRAMME RECOMMISSIONING

RESOLVED that Peterborough City Council to jointly re-commission the Healthy Child Programme as an integrated service with Cambridgeshire County Council, across Peterborough and Cambridgeshire. The parties shall collaborate for the duration of the joint commission of this service, which shall result in each local authority entering into separate contracts with the successful service provider(s).

The subsequent contractual arrangements, which shall commence on 1 April 2025, between Peterborough City Council and a successful service provider(s), including duration and value, will be presented to Cabinet for approval in advance of the new arrangement commencing.

92. 2024/2025 TRANSPORT CAPITAL PROGRAMME OF WORKS

RESOLVED to:

1. Approve the proposed Transport Capital Programme of works for 2024/2025 and authorise direct award of the works to Milestone Infrastructure Limited, utilising the existing Peterborough Highways Term Service Contract, for a total sum not exceeding £6,830,000.
2. Authorise the direct award of the following Major Projects to Milestone Infrastructure Limited, utilising the existing Peterborough Highways Term Service Contract, to complete the following projects:
 - Cygnet Bridge, works not exceeding a value of £6,000,000
 - City Centre Terror Mitigation, works not exceeding a value of £1,160,000
 - Extreme Weather highways improvements, works not exceeding a value of £1,000,000
3. Authorise the Executive Director, Place and Economy, to vary the value of Major Projects works orders when required, subject to;
 - i. available budget being in place.
 - ii. the reason for the variation is for genuinely unforeseen reasons leading to fundamental changes in the project plan and target cost, and that such details along with a breakdown of where costs have been varied shall be made available in full on request. the total sum of each variation not exceeding £50,000; and
 - iii. the combined value of the works order and any authorised variation(s) do not exceed the annual budgets advised above. Order variations in excess of

£50,000 are to be made in consultation with the council's Internal Audit and Finance Teams.

4. Authorise the Executive Director, Place and Economy, to vary the scope of the order when required to cover other related highway works subject to the limits imposed by items 2 and 3 above and with the approval of the Executive Director of Resources, Director of Law and Governance (or authorised officers).

93. AUTHORITY TO ENTER INTO CONTRACTS AND GRANT FUNDING AGREEMENTS FOR LUF2 PETERBOROUGH STATION QUARTER

RESOLVED to:

1. Authorise the Council to enter into Grant Funding Agreements (GFAs) with the Cambridge & Peterborough Combined Authority (CPCA), up to £47,850,000, in relation to the Peterborough Station Quarter (PSQ) project and Levelling Up Fund (LUF); and
2. Delegate authority to the Executive Director, Place & Economy, in consultation with the Director of Legal and Governance, to award and enter into contracts, arrangements and other legal documentation on behalf of the Council, which is necessary in connection with the PSQ LUF project.
3. Delegate authority to the Executive Director, Place and Economy to authorise the expenditure of the external funding received by the Council.

94. HILTON HOTEL

The Deputy Leader and Cabinet Member for Corporate Governance and Finance proposed the following recommendation that this item be adjourned to the meeting on 22 March 2024, to allow the Council time to consider the third party offer. This recommendation was seconded by the Cabinet Member for Housing, Growth and Regeneration.

The Cabinet **UNANIMOUSLY AGREED** to this recommendation and the item was deferred to the 22 March 2024 Cabinet meeting.

95. REGIONAL FITNESS AND SWIMMING CENTRE, BISHOPS ROAD

RESOLVED to:

1. Authorise the council to decommission the Regional Fitness and Swimming Centre, following consideration of the financial and commercial findings contained in this report.
2. Delegate authority to the Executive Director of Corporate Services, in consultation with the Executive Director of Place and Economy, and the Cabinet member for Corporate Governance and Finance, to award the contract for the demolition works, up to a value of £2.5 million, in compliance with procurement regulations and subject to approval by legal services, procurement and finance regulations.
3. Approve in principle to the development of a new leisure facility, and to the development of the outline business case / next steps timeline as summarised in paragraphs 4.5.3 and 4.5.4 which will be approved by Cabinet at a later date.

4. Note the interim arrangements as set out in this report at paragraph 4.6.1.

96. ACQUISITION OF HOMES

RESOLVED to Approve the required capital spend, within the current approved budget including grant funding, for the refurbishment of properties already acquired and to be acquired as part of the Local Authority Housing Fund (LAHF) and Single Homelessness Accommodation Programme (SHAP).

97. DEVELOPMENT OF THE FIRST PRIMARY SCHOOL FOR GREAT HADDON

RESOLVED to:

1. Authorise the establishment of a new primary school to be developed at Great Haddon (GHPS) and delegates authority to the Executive Director for Children and Young Person to progress with the Free School Presumption Competition to select a Multi Academy Trust operator.
2. Agree the project budget for GHPS as set out in the PCC Capital programme included at 10.1.
3. Delegates authority to the Director of Children and Young People's Services to authorise the award of the contract for the works to construct and fit out the school in consultation with the Director of Law and Governance on all legal, finance and procurement matters.
4. Agree that the Council calls for the land for the school site from the developer on the terms as set out in the s106 Agreement.
5. Delegate authority to the Executive Director for Children and Young Persons in consultation with the Interim Director of Legal and Governance to take all necessary steps to facilitate the decisions in recommendations 1-4 including the entering into of any necessary legal agreements.

MONITORING ITEMS

98. QUARTERLY PERFORMANCE REPORT – QUARTER THREE (2023/24)

RESOLVED to note the Corporate Performance Report for Quarter Three, 2023/24.

Leader
4.05pm to 5.30pm
11 March 2024

CABINET	AGENDA ITEM No. 5
22 MARCH 2024	PUBLIC REPORT

Report of:	John Gregg, Executive Director Children's Services	
Cabinet Member(s) responsible:	Councillor Bisby, Cabinet Member for Children's Services	
Contact Officer(s):	Michaela Berry, Acting Head of Service for Corporate Parenting	Tel. 07930 832309

PETERBOROUGH CITY COUNCIL LOCAL OFFER FOR CARE LEAVERS

RECOMMENDATIONS	
FROM: The Executive Director of Children's Services	Deadline date: 31 st March 2024
<p>1. Cabinet is recommended to agree the Phase 1 proposal to improve and extend the Council's local offer to care leavers included at paragraph 4.35 of this report and that the Phase 1 proposal can be implemented with immediate effect.</p> <p>2. Cabinet is recommended to note that ta Phase 2 proposal to further extend and improve the Council's local offer to care leavers will be submitted for approval by Cabinet as soon as it is completed.</p> <p>3. Cabinet agrees to recommend to Council approval of the 100% Council Tax discount for care leavers. with effect from 1 April 2024.</p>	

1. ORIGIN OF REPORT

1.1 This report is submitted to Cabinet in relation to the Care Leaver Motion submitted by Cllr Bond which was approved on 6 December 2023.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to seek approval from Cabinet on changes to the care leavers offer and approve funding for delivery.

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.1

To take collective responsibility for the delivery of all strategic Executive functions within the Council's Major Policy and Budget Framework and lead the Council's overall improvement programmes to deliver excellent services.

3.2.9 To promote the Council's corporate and key strategies and Peterborough's Community Strategy and approve strategies and cross-cutting programmes not included within the Council's major policy and budget framework.

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	22 March 2024
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4. BACKGROUND AND KEY ISSUES

A good corporate parent regards their local care leavers as they would their own children. They have high aspirations and will provide a good standard of care, support, and encouragement, enabling care leavers to become independent and productive members of their community.

4.1 BACKGROUND

4.1.1 As corporate parents in Peterborough we know that our current local offer is not good enough to be assured that our care leavers have the best chances of achieving their potential. In part this is due to a lack of focus on our local young people. Officers had already identified that the local offer was lacking and falling behind that of other local authorities. Ofsted confirmed this assessment and raised concerns about the current situation during their recent inspection of children's services. As a result, the underdevelopment of our local offer contributed to Ofsted judging that the experience and progress of our care leavers is inadequate.

4.1.2 Ofsted report January 2024:

'Throughout the local authority, there has been a lack of ambition for care leavers.'
'The local offer for care leavers is underdeveloped.'
'Support for social and leisure needs is particularly limited.'
'Financial support to access Wi-Fi is not routinely provided.'
'Plans are only being developed now to offer gym passes.'
'Care leavers with relatively modest requests for support with leisure activities face difficulties accessing this support, even when it could make a significant difference to their emotional well-being.'

4.1.3 Cllr Bond's Motion 6th December 2023:

Responding to the motion submitted by Cllr Bond, Council resolved to;
Formally agree to work on a cross-party basis regarding improving outcomes for children, whilst discharging the Council's corporate parenting responsibilities.
Establish a cross-party working group with elected members, officers, and care leavers to develop a revised and fully costed set of proposals in the form of a revised care leaver local offer that reflects our aspiration to be the best corporate parent we can be.

4.1.4 The importance of the Local Offer

Young people leaving care constitute one of the most vulnerable groups in our society, their outcomes remain much worse than for their counterparts. This has already been recognised by the Council's agreement on 26 July 2023 that Care Experience is to be regarded as a protected characteristic.

The care leaver's local offer is a statutory requirement under the Children and Social Work Act (2017) it mandates local authorities to provide a range of services and support to care leavers up to the age of 25. The purpose is to ensure that care leavers receive consistent and comprehensive support as they transition into adulthood.

"Whilst we cannot mitigate the impact of all of the disadvantages that care leavers have experienced, we can ensure that as a society we do as much as we can to help care leavers overcome them." (Keep on Caring 2016)

The local offer should include information about what must be provided by law as well as any extra and/or discretionary support offered by a local authority. It is in the areas of extra and/or discretionary support that Peterborough has fallen behind other authorities.

4.2 Corporate Parenting

4.2.1 The Children and Social Work Act (2017) requires local authorities to have regard to seven corporate parenting principles when discharging their functions in relation to looked-after children and care leavers. The local offer should set out what support all local authority departments will provide (not just Children’s Services), having regard to the corporate parenting principles detailed below.

- To act in the best interests, and promote the physical and mental health and wellbeing, of those children and young people.
- To encourage those children and young people to express their views, wishes and feelings.
- To take into account the views, wishes and feelings of those children and young people.
- To help those children and young people gain access to, and make the best use of, services provided by the local authority and its relevant partners.
- To promote high aspirations, and seek to secure the best outcomes, for those children and young people
- For those children and young people to be safe, and for stability in their home lives, relationships and education or work; and
- To prepare those children and young people for adulthood and independent living

4.3 2024 Revised Local Offer for Care Leavers

4.3.1 Cabinet is asked to make an early commitment (PHASE 1) to enable rapid improvement of the local offer and is asked to commit to supporting subsequent developments (PHASE 2).

4.3.2 **PHASE 1** - Early commitment, resourcing, and support to provide and improve aspects of the local offer that are singularly funded by Peterborough City Council. This initial phase begins now and will be completed within 2024.

4.3.3 **PHASE 2** - A city wide (non-council) commitment resourced by our statutory partners, local organisations, and businesses. This Phase will include, for example, developing and implementing training flats and developing specific health resources for our care leavers, Phase 2 will complete the support programme for our care leavers and will operate in conjunction with the provisions and services delivered by PCC. This phase will be defined and co-produced with our care leavers and city-wide representatives. A further report to Cabinet will then follow.

4.3.4 In order to demonstrate our commitment to becoming the best corporate parents we can be for care leavers in Peterborough and to provide a good quality and comprehensive local offer we propose the following table. Some of these items are universal, but others will be subject to need as identified as part of the pathway planning. This has been identified for each offer in column 3.

4.35

PHASE 1 2024				
Service or Provision	Proposed v current	Application approach	extra cost	Overview
100% Council Tax discount for Care Leavers until the age of 25 who live in Peterborough.	New	Universal	£90k	Discretionary discount currently in place as part of the Councils Council Tax hardship scheme (under s13a) however this scheme is not guaranteed

				<p>beyond the current allocation of funds and is a bureaucratic route for care leavers.</p> <p>The new process will be easier to follow and supported by the PA's. The discount will also be applied after any other exemptions or discounts have been applied. Eg Single Persons Discount or Local Council Tax Support.</p> <p>It is proposed that this will be effective from 1 April 2024.</p> <p>Phase 2 development to include consideration for our Care Leavers in other LA areas. It is likely there will be an additional cost associated with this.</p>
Gym/leisure passes	New	Universal	£5k	Provided via Vivacity.
Wi-Fi	New	Needs based	**	We do not expect this to be a need for many care leavers as most have access via their accommodation or current phone contracts.
Smartphone	Improved	Needs based	**	Subject to need, one handset per care leaver if needed (more in exceptional circumstances subject to need identified in pathway plan)
Bicycle, helmet and lock	Improved	Needs based	**	Current scheme is too limited, not sufficiently publicised and bikes are not of good quality.
A first shop of essential items	New	Universal	£2k	Essential items such as cleaning products, core food items when move into first fully independent accommodation.
Move of belongings to independent accommodation	New	Universal	**	May be a van or car hire.
Hardship/Flexible fund, to include; Activities Clothing Bills Food And items marked **	New	Needs based	£20k	<p>Access must be easy. Approach is to build social engagement and skills with positive activities such as sport, hobbies, community groups. Also accessible funds for Care Leavers in Need.</p> <p>Application for small one-off payments open to all via their PA as needed.</p> <p>All items marked with ** are included in this hardship fund allocation as it is unclear at this point the level of demand</p>

Setting up home allowance - £3,000	Already in place	Universal	N/A	The setting up home allowance is spent with the support of the PA.
Passport and provisional licence	Already in place	Universal	N/A	Two forms of ID are provided.
Deposit/first month rent	Already in place	Needs based	N/A	Subject to identification as need in pathway planning.
First TV licence	Already in place	Universal	N/A	
Further education bursary and discretionary support with travel	Already in place	Needs based	N/A	£300 toward course materials.
Up to £2000 higher education bursary	Already in place	Needs based	N/A	Paid in instalments throughout the course.
Travel to visit up to 5 universities/ 1 st year university accommodation/ vacation accommodation	Already in place	Needs based	N/A	
Uplift of birthday and festival allowances	Improved	Universal up to age 21	£20k	Current rates Birthday 18 th and 21 st £25 and 19 th and 20 th £10 each, Festival 18-21 £10. Proposed rates 18 th , 19 th and 20 th Birthday £50 and 21 st birthday £100. Festival allowances 18-21 £50
Driving lessons 10 lessons, one theory and one practical test.	New	Needs based	**	Individual must be positively engaged with Education/Employment/Training for at least 6 months. Must be identified in Pathway Plan.
Clothing allowance uplift.	Improved	Needs based	£5k	Linked to interviews, work circumstances, funeral of close relative etc.
Financial support for prescriptions	New	Needs based	**	Identified in Pathway Plan.
Suitcase	New	Needs based	**	To ensure that all care leavers have good quality bags to move their belongings.
A City Centre Premises for care leavers team and care leavers drop in/support	New	Universal	TBC	To provide access to advice, support, and practical facilities to support development of independence such as shower, washing machine and cooking facilities. This could be co located with premises for the House Project.
Total			£142k	

4.36 **Recommendations**

Cabinet is recommended to approve the PHASE 1 proposal to improve and extend our local offer to care leavers and that this can be implemented with immediate effect. There is urgency in the need to evidence an improvement to our local offer. Ofsted will return to Peterborough in July 2024 for their first post inspection monitoring visits. The entire focus of the visit will be the quality and effectiveness of our services to care leavers. An agreed and improved local offer will evidence our commitment to remedy the deficits and prioritise the welfare and experiences of our care leavers

Cabinet is recommended to note that the PHASE 2 proposal to further extend and improve our local offer to care leavers can be submitted for consideration as soon as it is completed.

5. CORPORATE PRIORITIES

5.1 This recommendation specifically links to:

Corporate Priority 2 - particularly that we want our care leavers to benefit from early intervention by mental health and wellbeing services and that as potentially vulnerable residents they are protected from harm, are self-reliant and live in a protective community.

Corporate Priority 3 – specifically refers to care leavers being able to access a good, enhanced local offer that meets their health, education, housing and employment needs. Further, that young people are safe from harm and lead healthy lives.

6. CONSULTATION

6.1 Within the last month we have consulted with our Care Leavers, relevant elected members, and officers in other Local Authorities in the development of this report. A further meeting with elected members took place on the 6th March 2024.

6.2 We will be consulting with other Local Authorities on an ongoing basis to learn about best practice throughout the development of the Local Offer. We will continue to consult with our Care Leavers about the design and implementation of the Local Offer, at each stage. A lead officer will be consulting with member of the National Leaving Care Bench Marking Forum.

6.3 *Has this recommendation been considered by the below? If not, please provide reasoning.*

- Corporate Leadership Team (CLT) - Yes
- Cabinet Policy Forum (CPF) – Yes
- Cross party agreement to further consideration of this revised local offer is in place (Motion 6/12/23).

7. ANTICIPATED OUTCOMES OR IMPACT

7.1 The anticipated outcome is to address issues acknowledged by senior leaders and officers and to address concerns identified by Ofsted in the November 2023 inspection. Ofsted's finding is that our current services for Care Leavers are inadequate. The anticipated outcome of implementing the recommendations within this report are that we can address significant objectives within the Children's Services improvement plan and improve the lives and experiences of our Care Leavers.

8. REASON FOR THE RECOMMENDATION

8.1 To address the findings of the November 2023 Ofsted inspection and improve the local offer for care leavers.

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 The status quo is an alternative but there are significant implications for the council in terms of potential action by the Department for Education if we do not act to make improvements without delay.

10. IMPLICATIONS

Financial Implications

- 10.1 With the time that has been available to look at the financial implications of all the options above and the cohort has been difficult to quantify therefore the financial implications are based on best estimate. A monitoring process will be put in place to quantify going forward what has been requested from each category so that budgets can be adjusted in future rounds budget setting.

At this stage the report identifies additional unbudgeted cost of £142k. In 2024/25 this will either need to be funded within the current service budget or reserves. It will be incorporated within the budget from 2025/26 onwards.

Legal Implications

- 10.2 The Care Leaver's Local Offer is a statutory requirement under the Children and Social Work Act 2017, This requires local authorities to provide a range of services and support to care leavers up to the age of 25. The purpose is to ensure that care leavers receive consistent and comprehensive support as they transition into adulthood.

The decision to introduce a 100% Council Tax discount for care leaver is a non-executive decision which is the reason why Cabinet is only able to recommend the decision to Full Council rather than take the decision itself.

Equalities Implications

- 10.3 Consideration of Equalities implications will be considered as each of the proposed changes to the care leaver offer proposals are implemented.
- 10.4 This report has direct and significant implications for Children in Care and Care Leavers.

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

- 11.1 [Care Leavers Local Offer - Peterborough City Council](#)
[Local Offer for Care Leavers: Overview | Essex County Council](#)
[Supporting Young People from Care to Independence \(publishing.service.gov.uk\)](#)
[50238583 \(ofsted.gov.uk\)](#)
[Local offer guidance \(publishing.service.gov.uk\)](#)
[Applying corporate parenting principles to looked-after children and care leavers \(publishing.service.gov.uk\)](#)

12. APPENDICES

- 12.1 None.

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CABINET	AGENDA ITEM No. 7
22 MARCH 2024	PUBLIC REPORT

Report of:	Adrian Chapman, Executive Director: Place and Economy	
Cabinet Member(s) responsible:	Councillor Peter Hiller, Cabinet Member for Housing, Growth and Regeneration	
Contact Officer(s):	Nick Carter, Service Director: Growth and Regeneration Karen Lockwood, Head of Regeneration	Tel. 07950 854161 Tel. 07825 902794

AWARD OF CONTRACT FOR THE PROVISION OF MULTI-DISCIPLINARY DESIGN TEAM SERVICES FOR THE VINE PROJECT IN CENTRAL LIBRARY, PETERBOROUGH

RECOMMENDATIONS	
FROM: Cabinet Member for Housing, Growth and Regeneration	Deadline date: 22 nd April 2024
<p>It is recommended that Cabinet approves:</p> <ol style="list-style-type: none"> 1. The award of a contract to Pick Everard Limited for the provision of Multi-Disciplinary Design Team (MDDT) Services over RIBA Stages 1-6 for the Vine in Central Library - at a total contract value of £495,995.51 for the period 22 April 2024 to 16 March 2027 (<i>the period 17th March 2026 when the Vine facility becomes operational to 16th March 2027 covers the RIBA Stage 6 construction defects liability period</i>). 2. Delegated authority to the Executive Director of Place and Economy to take all necessary steps to implement the decision in recommendation 1 including the entering into any of any necessary legal agreements. 	

1. PURPOSE AND REASON FOR REPORT

- 1.1 The purpose of this report is to seek authorisation for the award of a contract relating to the services set out in this report.
- 1.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.5

To make decisions on actions relating to the awarding, assigning and termination of contracts over £500k, and waiving or granting exemptions to Contract Regulations where contracts are over £500k, with the exception any time-critical, operational, or routine decision, which may be determined by the relevant portfolio holder.
- 1.3 There is an exempt annex attached to this report that is NOT FOR PUBLICATION by reason of paragraphs 3 and 5 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains commercially sensitive details and information, namely details of the unsuccessful tender sums. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it, as otherwise this could affect the Council's financial position in any future procurement of such services.

2. BACKGROUND AND KEY ISSUES

- 2.1 The Vine is the flagship project of the £22.9M PCC Town Deal accounting for £13.08M of the total.
- 2.2 With this funding from DLUHC Peterborough City Council (PCC) will be developing 'The Vine' into a new library, learning, cultural and commercial offer across two sites in Peterborough City Centre by 31st March 2026. This report relates to the appointment of a Multidisciplinary Design Team (MDDT) to advance 'The Vine' project across the RIBA plan of work stages 1-6, at the Central Library site.
- 2.3 A refurbished Central Library building will provide the ideal location in an area of the City Centre which needs investment. It is anticipated that the floor area of Central Library can accommodate the library, education, commercial workspaces, community spaces of the DLUHC 'outputs and outcomes', with the alternative food & beverage provision on the second site at Fletton Quays (The Goods Shed).
- 2.4 The proposed investment objectives for the Vine project are:
- To deliver a new and transformed Central Library service with a strong digital offer for Peterborough's residents by providing services they value.
 - To create a driver of visitor footfall that will be of wider benefit to retail and other businesses in Peterborough City Centre and ensures this part of the city remains economically vibrant.
 - To create new opportunities for informal learning, leading to an increased take up of College, University course and work-based T levels by local residents and those living regionally.
 - To become the recognised centre of community based cultural enterprise and activity, enhancing the civic and cultural life of the city.
 - To develop facilities that will be well used by all sectors of the community including local businesses and the city's new University students.
 - To deliver a self-sustaining operating model where commercial and intermediate uses cross-subsidise uses on peppercorn terms.

2.5 Procurement Options

- 2.5.1 The total value of the Contract to be awarded exceeds the Public Contract Regulations 2015 threshold for Services, and therefore a process which fully complies with the Public Contract Regulations 2015 was undertaken. Given that frameworks enable buyers to place orders for services without running lengthy full tendering exercises, a comparison was undertaken of the strengths and weaknesses of adopting traditional (open and restricted) procedures with those of using a framework.
- 2.5.2 The outcome was that, given the timescale challenges with this procurement, and the risk of inflated tender rates through a competitive open market process and/or poor response rate, the use of a framework to procure this MDDT services contract was preferred. A review of the following available/suitable frameworks was therefore undertaken:
- CCS Construction and Professional Services Framework (RM6165)
 - ESPO: Property, Building & Infrastructure Advice Management Services - (2664_22)
 - Fusion 21: Consultants Framework
- 2.5.3 The following criteria was used to assess the framework most suitable for the Peterborough CC Vine project:
- Number and names of suitable consultants on the Framework – minimum 5 suitable consultants available for shortlist
 - Social Value
 - Carbon Net Zero

- KPI's/Performance Management regime
- Value for Money Consultant Framework Fees
- No charges for using the framework.
- Framework support through procurement
- Suitable for the Vine project Scope of Requirement
- Standard Industry Terms and Conditions

2.5.4 According to the suggested criteria listed above, the 'Best Fit' available Framework was Crown Commercial Services (CCS): Construction and Professional Services Framework (RM6165), with Lot 1 Built Environment being preferable to Lot 2 on account of the breadth of suppliers – 19 suppliers available on Lot 1. Other features of the Framework include:

- It is free of charge for all public sector buyers to use.
- Maximum framework consultant rates apply.
- Call off terms and conditions include NEC, JCT and PPC
- The agreement is fully flexible, allowing the buying organisation to use its own social value needs as part of the ITT bid pack.
- It is fully compliant with social value Procurement Policy Notes (PPNs)
- Aligned to best practice policy and standards including Construction Playbook and Carbon Net Zero
- CCS manages and monitors the financial standing of suppliers on the framework.

2.6 Procurement Process

2.6.1 The Procurement has been run as a further competition under the CCS Framework. All CCS Suppliers were invited to Express Interest, and a shortlist of suppliers was created. 14 of the 19 Suppliers expressed an interest by 10th November 2023 and formed the shortlist to whom the Invitation to Tender was issued.

2.6.2 Tender documentation was issued on Tuesday 28th November 2023 via Peterborough Council's e-tendering portal ProContract and the original deadline for return of tenders was 12 noon 8th January 2024. Tenders returned 25th January 2024 following bidder extension requests.

2.6.3 14Nr. Suppliers were invited to tender and 7nr tenders were returned. These were opened on 19th February 2024.

2.6.4 The award of the contract is based on the 'Most Economically Advantageous Tender' (MEAT). The weighting for the Price is 40%, and Quality (including Social Value) is 60%.

2.7 EVALUATION

2.7.1 The panel for the quality evaluation comprised the following officers from Peterborough Council and Peterborough Limited (PCC Library services provider):

- Special Projects Lead (PCC)
- Principal Estates Manager (PCC)
- Director of Business & Strategy (Peterborough Limited)

2.7.2 The overall quality weighting is 60% with Social Value comprising 10% of this overall weighting. The quality assessment was based on the tenderer's written responses to 8Nr. Questions across the below sub-criteria.

Criteria	Criteria Weighting	Sub-Criteria	Sub-Criteria Weighting
QUALITY	60%	Q.A1 Pre-Construction and Construction Programme	15%
		Q.A2 Application of Case Studies to this Project	10%
		Q.A3 Design Team Management	15%
		Q.A4 Stakeholder Engagement	5%
		Q.A5 Supply Chain	5%
		Q.A6 Social Value	10%

2.7.3 The quality evaluation panel independently scored the tenderers' quality submissions in advance of a moderation meeting during which the scores were discussed, and consensus scores reached. The moderation meeting was chaired/managed by the PCC Procurement Category Manager. The process included ensuring a sufficient level of detail was captured regarding each element that was evaluated to ensure that the Council can fulfil its obligations regarding information provided to unsuccessful bidders.

2.7.4 The final quality scores and weightings are below:

Bidder	Total Quality Score	Total Weighted Quality Score
Bidder 1	40.00	30.80
Bidder 2	48.00	35.40
Bidder 3	52.00	37.80
Bidder 4	52.00	39.00
Pick Everard	56.00	42.60
Bidder 5	56.00	41.00
Bidder 6	40.00	29.40

2.7.5 The tender price evaluation was undertaken by a Consultant Senior Chartered Quantity Surveyor (NPS Group) and Peterborough Council Head of Finance (Place & Economy).

2.7.6 7nr tenders were returned in accordance with the instructions for the return of tenders. These were opened on 19th February 2024 and following due diligence, the correction of arithmetical errors, and further tender clarifications the pricing position was concluded with bidders on 6th March 2024.

2.7.7 All the bidders confirmed they have included for all the clarifications issued/sought during the tender period and subsequently.

2.7.8 The final price weightings and rankings are as below:

Bidder	Score for the price component	Weighted score for the price component
Pick Everard	100.00	40.00
Bidder 3	90.77	36.31
Bidder 4	86.52	34.61
Bidder 5	82.10	32.84
Bidder 2	64.33	25.73
Bidder 6	63.75	25.50
Bidder 1	49.14	19.66

2.7.9 The outcome of the Price: Quality tender evaluation is therefore:

Bidder	Total Quality Score	Weighted Quality Score	Weighted Price Score	Overall Weighted Bid Score	Bid Rank
Bidder 1	40.00	30.80	19.66	50.46	7th
Bidder 2	48.00	35.40	25.73	61.13	5th
Bidder 3	52.00	37.80	36.31	74.11	2nd
Bidder 4	52.00	39.00	34.61	73.61	4th
Pick Everard	56.00	42.60	40.00	82.60	1st
Bidder 5	56.00	41.00	32.84	73.84	3rd
Bidder 6	40.00	29.40	25.50	54.90	6th

2.7.10 Based on the outcome of the Tendering process, Pick Everard Limited has submitted the highest scoring Tender against PCC's qualitative and pricing criteria, and it is therefore recommended that Cabinet approves the award of the Contract to Pick Everard Limited.

2.7.11 The Vine MDDT contract will be let under the NEC Main Option A (Fixed Price) and whilst bidders have inserted labour hours and rates breakdown for each element of service, the resultant tender price is a lump sum fixed price for delivering the Vine project, as confirmed by Crown Commercial Services.

2.7.12 The available budget allocation within the Towns Fund for this contract is £798,406.

3. CORPORATE PRIORITIES

3.1 This recommendation links to the Council's Corporate Priorities:

The Economy & Inclusive Growth –

Jobs and Money:

- Construction Stage Job Creation
- Better enterprise infrastructure: Providing appropriate spaces for micro and small enterprises to emerge and develop, in a thriving incubation ecosystem.
- Increased employment opportunities: commercial space generates new job creation.

- Increased number of unemployed residents able to access employment opportunities.

Homes and Workplaces:

- Activation of the City Centre.
- Encourage enterprises to locate and emerge in the City Centre

Environment:

- The project has the potential to increase or decrease the council's emissions depending on how it is designed. Details of project design have not yet been determined. The project will need to carefully consider carbon emissions associated with construction (design, works, materials and vehicle use), energy use whilst buildings are operational and additional waste generation. Refurbishment of the central library may reduce emissions, whilst the utilisation of a currently unused building will increase emissions. Design that focuses on reduction of carbon emissions will support the council's net zero ambitions.
- The project will support PCC's ambitions for Net Zero through positively impacting on the carbon emissions of two city centre council owned buildings through: Passive design optimisation; reduction in operational energy demand and consumption; the elimination of fossil fuels; the optimisation of current and potential for new on site renewable energy and storage; limiting upfront embodied carbon; considering whole life carbon in conjunction with whole life costing, and publicly disclosing performance annually using the WRAP database.
- An excellent net zero embodied carbon narrative given the project will reinvent an existing building.
- Contribution to decarbonisation and wider environmental sustainability aspirations through green retrofit of a poorly energy efficient building
- A BREEAM assessment tool approach and a sustainability menu of priced options will be used for achieving net-zero carbon target or, as close to it as possible within budget constraints.

Our Places & Communities

Places and Safety

- Increasingly accessible civic and community asset
- Increased footfall at the heart of Peterborough
- Creation of a cultural hub
- The Vine will be designed, managed, and operated in a way that creates a welcoming inclusive building underpinned by the mantra “you matter, you belong”.
- Diversification of Peterborough City Centre
- Curated local enterprises providing goods and services reflective of the local area.
- Drawing visitors from the wider region to enjoy the shopping, leisure, culture, and entertainment Peterborough has to offer.

Lives and Work

- Transforming a tired library building into a thriving hub for learning, education, and cultural activities, powered by local enterprises for the benefit of local people.
- A new and transformed Central Library service with a strong digital offer for Peterborough’s residents.
- A new, modern attractive and digitally enabled library in an easily accessible location will improve the customer experience and attract a wider group of libraries users.
- The Vine, a new, digitally enabled library provision will widen access to informal learning opportunities for young people and adults outside of mainstream education.
- The Vine provides an opportunity to create informal learning spaces alongside facilities such as a community café and related facilities enabling parents of young children to access learning resources and opportunities.
- Support for improved levels of knowledge and skill through informal learning within the library context including language development support for residents whose first language may not be English.
- Scope for delivering public health and other important information to residents through the Library Hub

Prevention, Independence & Resilience

Children

- Create new opportunities for formal and informal learning, leading to an increased take up of College, University course and work-based qualifications by local residents and those living regionally.

Adults

- Capitalising on the enterprising characteristics of the local labour force, marked by high rates of entrepreneurship.
- Increased opportunity for volunteering

Educations and Skills for All

- Increased opportunities for informal learning
- Better Learning & Education offering via
 - o A new Library
 - o Education, learning and resource centre.
 - o Library of Things

Sustainable Future City Council

- Improved image and reputation of Peterborough
- Catalysing Wider City Centre Regeneration
- Improved investor and business sentiment: Peterborough becomes a more attractive location for development/location.

4. CONSULTATION

- 4.1 This document has been produced in collaboration with colleagues across the Place and Economy Directorate and its partners.

Consultations so far have included:

- Monthly Project Team Meetings - a project team to ensure successful delivery of the project includes Peterborough Limited representatives and PCC representation from Planning, Procurement, Finance, Legal, Energy, ICT, Library Service, Property, Communications
- Initial consultation has taken place with the Local Planning Authority (LPA) and the Assistant Director of Planning & Building Control was involved in the PCC Internal Stakeholder Engagement sessions during the RIBA Stage 2 design process.
- Education providers – Anglia Ruskin University, City College Peterborough, Peterborough College – could be interested in utilising formal or information education space in the Vine.
- Potential tenants – including PCC Prevention Hub
- A range of bespoke market engagement and communications activities took place as part of the development of the Stage 2 design. These included primarily:
 - o Internal stakeholders to the project, such as Peterborough City Council, Peterborough Libraries Team, City College Peterborough, Anglia Ruskin University.
 - o Organisations supporting businesses in Peterborough, including Opportunity Peterborough, Chamber of Commerce, Cambridgeshire and Peterborough Combined Authority, and Peterborough Positive (the city's business improvement district).
 - o Community Organisations and Interest Groups, including Disability Peterborough, Peterborough Civic Society.

- 4.2 Following appointment of the Multidisciplinary design team for Central Library and the Vine in Central Library operator, a range of bespoke market engagement and communications activities will happen as part of the design. In particular, the local community and businesses will be fully included in the development of the project at this next stage. This includes market testing by the Operator to ensure that the design is fully aligned with the needs of future

tenants, ensuring the long-term commercial viability of the scheme, and maximising the potential to add social value.

- 4.3 This recommendation has been considered by:
- CLT and then Cabinet Policy Forum (CPF) – 11th March 2024

5. IMPLICATIONS

Financial Implications

- 5.1 Contract to Pick Everard Limited for the provision of Multi-Disciplinary Design Team (MDDT) Services over RIBA Stages 1-6 for the Vine in Central Library: at a total contract value of value of £495,995.51 for the period 22 April 2024 to 16 March 2027. This falls within the allocated budget from the Towns Fund.

Legal Implications

- 5.2 The procurement of services has been undertaken in accordance with the Crown Commercial Services (CCS): Construction and Professional Services Framework (RM6165) and is compliant under the Public Contracts Regulations 2015.

Equalities Implications

- 5.3 The Council will take steps to ensure equality clauses/requirements are monitored as part of the contract monitoring process and the provider supports the Council to meet its Public Sector Equality Duty via its Equality policy, collecting equality information and providing appropriate training.

An Equality Impact Assessment was carried out and identified that there were no adverse equality implications arising from this report. The Vine design development will not affect protected groups, but it will consider how to ensure the building and its services will be suitable for people with a range of physical and sensory disabilities as part of the design work. This will involve consultation with disabled people at an early stage in the design process. The library construction work to be subsequently undertaken as part of a future construction contract will positively affect protected groups, notably persons with disability, and that contract will deliver the detailed design requirements and comply with the Equalities Act 2020 (Disability) Regulations 2020.

6. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

- 6.1 [Peterborough Investment Plan](#)

7. APPENDICES

- 7.1 Appendix 1 - Vine - Project Summary Table
Appendix 2 - Vine - M&E Plan
Appendix 3 - Exempt Annex

Towns Fund Stage 2 Business case guidance Annex C: Summary Document template

Towns must:

- Submit a completed Summary Document for each project to Ministry of Housing, Communities and Local Government (MHCLG) as soon as they are ready and within 12 months of agreed Heads of Terms.
- **Where towns require funding in 2021/22** then Summary Documents **must** be submitted to MHCLG by 14 January 2022.
- Note that in the event of late submission of Summary Documents (SD), MHCLG cannot guarantee payment. If there is a risk of late submission, towns should promptly liaise with their MHCLG local leads.
- **With the first Summary Document, include** Part 2: Town Investment Plan (TIP) conditions (where applicable).

Please note: MHCLG will use the financial profile (Annex A-1) submitted previously to make any payment.

Programme-level update

Where not submitted today, the remaining Summary Documents submission timings.

Project name	Month/Year
1. NA	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Part 1: Project Summary Document

Towns should complete this for each project.

Summary Document table
<p>1. Project name: The Vine</p>
<p>2. Heads of Terms project conditions</p> <ul style="list-style-type: none"> - Actions taken to address any conditions attached to the project in the Heads of Terms, where applicable. - Where the condition was to provide a delivery plan please input in the section below (no.9) and/or attach to this document. <p>The Vine Project focusses on offering a Library, Culture and Community Hub, housed in a purchased and refurbished building in the City Centre.</p> <p>There were no specific project conditions in the Heads of Terms (signed 13 January 2021) by DLUHC (formerly MHCLG).</p>
<p>3. Business case appraisal</p> <p>Provide details of how the business case has been appraised including:</p> <ul style="list-style-type: none"> - business case type - any internal or external assurances <p>The Vine project seeks to create a flagship mixed-use, multifunctional hub for commercial, community, cultural and civic activity, across four floors at a currently vacant former retail unit (64-68 Bridge Street), at the heart of Peterborough City Centre.</p> <p>The project is being project managed by Peterborough City Council (PCC). The Outline Business Case (OBC) provides the evidence base and appraisal of options to support capital investment in the identified preferred option for The Vine. The business case has been developed using HM Treasury Green Book, departmental and Towns Fund Delivery Partner guidance as appropriate.</p> <p>At OBC stage, the project has been developed on behalf of PCC by a specialist multi-disciplinary project team and current levels of project development are equivalent to RIBA Stage 2 design.</p> <p>A specialist consultant, Jacobs, was appointed to develop the Outline Business Case.</p> <p>Peterborough City Council, as accountable body, ensured an assurance process was put in place to provide government and local partners with assurance that decisions over the allocation of the Town Fund monies are transparent, have accountable decision making and deliver value for money whilst incorporating the monitoring and evaluation activity.</p> <p>Assurance of the project through development and subsequent delivery stages will follow the standard approach to assurance established for the Town Deal Programme. This reflects PCC's responsibility to demonstrate that The Vine will achieve value for money, through effective governance, selection, evaluation and commissioning processes.</p>

The Towns Deal Board has an independent appointed Chair, and incorporates representatives from the public, private and community sectors and have been utilised to ensure there is sufficient oversight of the business case proposals brought forward.

The OBC development has been managed and overseen by PCC, including guidance of "The Vine" Working Group, a subset of key stakeholders from the wider Peterborough Town Deal Board and PCC officers.

The Outline Business Case has been endorsed by the Town Deal Board and presented to Cabinet at PCC. It will then be assured by the Monitoring Officer, Director of Resources (S151) and the Executive Director Place and Economy.

4. MHCLG capital (CDEL) 5% payment

£103k of the 5% capital payment has been spent.

The main activities include project management, consultancy, surveys and the multi-disciplinary design project team costs.

5. Quantified benefit-cost ratio/value for money (e.g. Benefit Cost Ratio or Net Present Social Value)

A quantified benefit-cost ratio should be provided. If it has not been generated, a summary of evidence used by the S151 Officer to demonstrate value for money should be stated.

A full green book compliant economic appraisal was prepared by Jacobs to support the business case. The economic appraisal was predicated on a bespoke model underpinned by the latest relevant departmental and Towns Fund-specific Guidance, supplemented by benchmarks and industry knowledge from the operational model and associated operational feasibility study

The economic appraisal considered three scenarios:

- The **Do Nothing** scenario, which represents the business as usual situation and likely outcome in the event of no Towns Fund investment (i.e. 64-68 Bridge Street remains a vacant site in a highly prominent part of the City Centre, with the Central Library continuing to operate in a peripheral part of the City Centre with low levels of footfall and public investment, as well as in a building with sub-optimal internal configuration and digital connectivity). Further, £4m of Towns Fund outlay that has already taken place to acquire the site, plus £50k per annum holding costs, will need to be recouped, potentially via sale of assets or reallocation of with Towns Fund capital funding. No tangible benefits will materialise in the absence of further intervention.
- The **Do Minimum** scenario, which represents a phased approach to the Do Maximum scheme reflecting the budget constraint of c. £13.3 million. This scenario assumes timely approval of Towns Fund investment only (alongside CIL/S106 contributions), with no further funding forthcoming. This would unlock a ground floor only scheme at The Vine, comprising new mixed use commercial (food and beverage, café/bar), education suites and community space situated at the heart of the city centre in the Towns Fund timeframe, with potential for future phases on upper floors post 2025/26 subject to additional funding availability from other sources.
- The **Do Maximum** scenario, which forecasts the anticipated outcomes and impacts associated with the full scheme at The Vine (i.e. a flagship mixed-use, multifunctional hub for commercial, community, cultural and civic activity, across four floors at a currently vacant former retail unit (64-68 Bridge Street), at the heart

of Peterborough City Centre). This will be enabled through bridging of an identified funding gap of £5.3m within the time frames of the Towns Fund programme (i.e. by close of 2025/26).

Other key assumptions included:

- An appraisal period of thirty years, for most impacts;
- Where Present Value figures are presented, costs and values have been discounted at 3.5% for most elements (a health discount rate of 1.5% has been applied for health and wellbeing-related impacts);
- All monetised costs and benefits have been converted to 2021/22 real prices;
- The costs and benefits of the intervention options are presented in net terms with adjustments made for leakage, displacement and multiplier effects where appropriate; and,
- Optimism Bias has been applied at 24% in line with HM Treasury Green Book Supplementary Guidance.

The following economic impacts were quantified and monetised within the economic appraisal:

- **Footfall** at The Vine, which translates into increased expenditure directly (i.e. at The Vine) and indirectly (i.e. across the wider City Centre)
- **Labour Supply Impacts** as a result of direct employment at The Vine and employment induced across the wider City Centre due to increased footfall, resulting in:
 - **Welfare impacts:** associated with increased tax take as previously unemployed residents return to work;
 - **Wellbeing impacts:** associated with improved life satisfaction for previously unemployed residents returning to work;
 - **GVA Uplift** (a place-based impact), derived through application of productivity benchmarks to the forecast increase in direct employment at the new facilities and indirect employment generated through wider expenditure;
- **Increased Productivity** associated with T-Level learners engaged at the proposed education suites, measured through the wage premium approach utilising skills-based uplift benchmarks sourced from DfE;
- **Land Value Uplift** (LVU); measured using Valuation Office Agency land value proxy data to cover direct LVU associated with the asset itself and wider LVU associated with the regeneration benefits accruing to proximate residential and commercial properties.;
- **Amenity;** reflecting an improved streetscape measured using benchmark amenity values derived from departmental guidance;
- **Business Incubation and Growth;** reflecting the provision of commercial space suitable for start-ups, micro-businesses and SMEs;
- **Active Mode;** reflecting the provision of cycle and walking friendly infrastructure as part of development;
- **Crime;** reflecting the potential for reduced incidences of criminal activity in proximity to the asset following regeneration;
- **Community Cohesion;** reflecting the potential for increased sense of belonging fostered by provision of community and civic asset that are fully accessible to the entire community;

- **Social, Cultural and Heritage Capital** impacts; reflecting the wellbeing impacts of improved access to key infrastructure including libraries, community space and cultural assets.

The key results of the appraisal based on quantified and monetised benefits are summarised below. As evidence in the summary results, both the Do Minimum and Do Maximum scenarios return strong and positive key value for money metrics (i.e. benefit cost ratio [BCR] and net present social value [NPSV]). That said, the Do Maximum scenario outperforms the Do Minimum scenario across both metrics (i.e. benefit cost ratio [BCR] and net present social value [NPSV]), confirming its position as the preferred option for intervention.

Metric	Derivation	Do Minimum	Do Maximum
Benefits			
Net Additional 'Initial' PVB (£m, 2021/22 prices and values)	A	30.17	59.27
Net Additional 'Adjusted' PVB (£m, 2021/22 prices and values)	B	80.90	263.47
Costs			
Total PVC of Public Sector Costs (£m, 2021/22 prices and values)	C	14.18	19.81
Total PVC of Private Sector Costs (£m, 2021/22 prices and values)	D	0.00	0.00
Total PVC of Economic Costs (£m, 2021/22 prices and values)	E: C+D	14.18	19.81
Initial Analysis			
BCR	F: (A-D)/C	2.13	2.99
NPSV	G: A-E	15.99	39.46
Adjusted Analysis			
BCR	H: (B-D)/C	5.70	13.30
NPSV	I: B-E	66.72	243.66

To ensure the robustness of the core analysis presented above, a series of sensitivity tests were undertaken to determine both scenario's resilience to changes in key assumptions. The analysis demonstrates that the project under its Do Minimum and Do Maximum forms is resilient to major changes in key input assumptions to the economic model. Reducing the scale and significance of key benefit streams (as per Sensitivity Tests 2 [application of 24% optimism bias to benefits] and 3 [loss of benefits linked to a failure to relocate the library]), will not cause the project to generate fewer benefits than costs overall. Further, increasing the scheme's estimated cost by 50% will not cause the scheme's costs to outweigh the benefits (i.e. Sensitivity Test 1). Potential upside impacts in terms of the scale and extent of wider land value benefits to the City Centre serve to substantially enhance the project's value for money position (Sensitivity Test 4a and 4b). Hence, the project will continue to offer value for money even if the scale of benefits forecast does not materialise to the full extent expected, or if the scale of costs grows significantly. This provides confidence and reassurance that the economic case for the project is robust.

Value for Money Metric	Sensitivity Test 1	Sensitivity Test 2	Sensitivity Test 3	Sensitivity Test 4a	Sensitivity Test 4b
Do Minimum					
Net Additional PVB (£m)	30.17	22.93	30.17	53.56	42.83
Total PVC of Public Sector Costs (£m)	28.37	14.18	14.18	14.18	14.18
Total PVC of Private Sector Costs (£m)	0.00	0.00	0.00	0.00	0.00

Total PVC of Economic Costs (£m)	28.37	14.18	14.18	14.18	14.18
BCR	1.06	1.62	2.13	3.78	3.02
NPSV	1.80	8.75	15.99	39.38	28.65
Do Maximum					
Net Additional PVB (£m)	59.27	45.04	50.37	109.16	86.28
Total PVC of Public Sector Costs (£m)	39.62	19.81	19.81	19.81	19.81
Total PVC of Private Sector Costs (£m)	0.00	0.00	0.00	0.00	0.00
Total PVC of Economic Costs (£m)	39.62	19.81	19.81	19.81	19.81
BCR	1.50	2.27	2.54	5.51	4.36
NPSV	19.65	25.23	30.56	89.35	66.47

The strong, positive and resilient performance of the preferred 'Do Maximum' option from a value for money metric perspective was further strengthened through consideration of wider benefits not captured within the quantified and monetised economic appraisal above. Some of the key wider benefits expected to arise in the preferred 'Do Maximum' option include:

- Positive contribution to decarbonisation and wider environmental sustainability aspirations;
- Increasingly accessible civic and community assets;
- Improved image and reputation of Peterborough;
- Increased footfall at the heart of Peterborough;
- Increased opportunities for informal learning;
- Creation of a cultural hub;
- Construction stage job creation estimated at 190 construction stage job years;
- Diversification and activation of City Centre;
- Increased opportunity for volunteering;
- Catalysing Wider City Centre Regeneration; and
- Contribution to Peterborough City Centre Conservation Area.

The economic appraisal demonstrates that the project represents excellent value for money under its Do Minimum and Do Maximum forms. Combining BCRs in excess of 2.0:1 (i.e. high value for money category), positive NPSVs and wide range of material wider and qualitative economic impacts, the project has the potential to transform the Lower Bridge Street section of Peterborough City Centre.

The performance of the Do Maximum scenario, which involves full development and fit-out of The Vine across four floors, has the potential to unlock the most economic impact in Peterborough City Centre. This is reflected in optimal BCR and NPSV values. In particular, intervention in this form will maximise the potential to create a coherent ecosystem within The Vine at the nexus of commercial, civic and community uses and requirements, to drive positive socio-economic outcomes for the Peterborough resident and business communities. Co-location of complementary uses will create a holistic facility where the constituent elements add up so that the cumulative impact is greater than the sum of the parts. For example, new library provision will support formal learning space provided as part of education suites, whilst formal and informal learners will have access to pathways/stepping stones into employment, as well as work placements and work experience opportunities at commercial space. At same time, new library provision will help drive footfall for hospitality uses and vice versa.

The Do Minimum scenario represents a possible first phase of the Do Maximum scenario, that falls within the committed and confirmed budget envelope for the project that exists at this point in time. It assumes a reduced but futureproofed shell and core provision alongside fit-out of the Ground Floor only. Whilst this option will unlock fewer economic benefits than the Do Maximum scenario due to the space and use constraints incurred through use of the Ground Floor only, it nevertheless represents excellent value for money. Further, due to the futureproofing of shell and core assets, it does not preclude the Do Maximum scenario from being realised in the medium to long term, subject to additional funding. Effectively, it represents the minimum scale of impact likely to materialise from Towns Fund investment, in the event that additional funding does not materialise to realise the full scheme for The Vine. Even this minimum scale of impact represents a strong value for money proposition.

Within this context, the Economic Case finds that whilst the Do Maximum scenario represents the best use of public sector resources and should be retained as the preferred option and end goal for The Vine project, it also finds that a phased approach, entailing activities within the Do Minimum scenario, provides a feasible alternative that also represents value for money, should additional funding not be secured to deliver the full scheme. This reflects the potential for the asset to deliver an integrated, holistic combination of complementary uses that drive cumulative economic benefits that are substantially greater than the sum of the parts, ensuring the asset will become a critical part of the commercial, community and civic fabric of Peterborough.

6. Deliverability

Will this project still be delivered within the Towns Fund timeframe? (Y/N)

Yes the project will be delivered within the Towns Fund timeline.

7. Delivery plan

Including details of:

- timescales and key milestones
- partnerships
- interdependencies
- risks and mitigation measures (if not provided above).

Delivery Plan

The scheme is being led and promoted by PCC. PCC will be fully responsible for project delivery and have already engaged in procurement activities to appoint several organisations to support project development.

Timescales/Milestones

The key milestones for delivering The Vine are as follows:

- DLUHC Approval – June 2023
- Commencement of RIBA2+ Design Activities – June 2023
- Public Consultation – Summer 2023
- Planning Submission – August 2023
- Planning Determination – January 2024
- Operator Procurement Finalised – February 2024
- Design and Build Contract Awarded – May 2024
- Construction Commencement – May 2024
- Construction Completion and Commencement of Activities – February 2024

Partnerships

PCC propose to deliver the project in partnership with the following key stakeholders and organisations:

- Potential Tenants, including:
 - Businesses: start-ups, micro and small enterprises within the creative, retail and cultural sectors in particular, that could be interested in establishing activities within the enterprise infrastructure created at The Vine.
 - Education Providers: such as Anglia Ruskin University, City College Peterborough and Peterborough College, that could be interested in utilising formal or informal education space incorporated into The Vine (including bespoke education suites, seminar rooms and the library).
 - Leisure/Culture Operators: including Vivacity, independent arts organisations and artists and community groups, that could utilise the events space and other public areas to host exhibitions, performances, galleries and other leisure/cultural activities.
 - Peterborough Libraries: who may wish to utilise a new additional or replacement library within Peterborough's central core.
- Organisations supporting businesses in Peterborough, including Opportunity Peterborough, Chamber of Commerce, Cambridgeshire and Peterborough Combined Authority and Peterborough Positive (the city's business improvement district). These organisations represent a range of existing businesses and play a role in attracting new business and investment into the City.
- Politicians, including ward councillors, cabinet members, group leaders and local MPs, who provide representation for their constituents (i.e. local residents)
- Potential Users, including library users, workers looking for shared office space, community users, food/drink/retail users, tourists and city centre residents, who will interact with The Vine on a daily basis.
- Nearby buildings, for example, other commercial operations and businesses on Bridge Street, the City Market (Food Hall) and City Market (outdoor).
- Community Organisations and Interest Groups, including Disability Peterborough, Peterborough Civic Society, wider Peterborough community groups and social media groups.
- Local Media, including Peterborough Telegraph, Peterborough Matters, We Love Peterborough, Moment Magazine, BBC Radio Cambridgeshire, BBC Look East and Anglia TV.

Interdependencies

The project is also intrinsically linked to a range of wider development and regeneration initiatives slated for Peterborough and the City Centre in particular:

- The Vine is one of eight projects forming part of the wider Town Deal, with direct complementarities and links to a series of other parts of the programme, including:
 - The Incubation Hub Feasibility Study, which will align with the aims of The Vine to create enterprise space for start-ups, micro and small enterprises.
 - The Embankment Masterplan, located nearby to the south on the River Nene.
 - Station Quarter Redevelopment, location nearby to the north-west, in the vicinity of Peterborough Rail Station.

The Town Deal Programme is designed to have a cumulative impact greater than the sum of its parts, therefore it is important that The Vine capitalises on

regeneration driven by other Town Deal projects to maximise the scale of positive socio-economic impact for Peterborough and its residents.

- Emergence of Anglia Ruskin University in Peterborough from September 2022, which will deliver a step-change in education opportunities and provision in the City. The Vine, as a key provider of formal and informal learning spaces (e.g. via education suites and a new library), has the potential to support the emergence of the university campus.

Risks

The key risks and proposed mitigations for The Vine project are:

- **Building unknowns and subsequent ongoing costs and programme issues:**
- **Insufficient funding to deliver project:** an observed funding gap of c. £5.3m exists for the project. PCC have mitigation plans in place to deal with this risk, including:
 - Development of a comprehensive funding strategy to identify additional funding partners to help bridge the funding gap (such partners include the Combined Authority, PCC Capital Programme, DfE's Further Education Capital Transformation Programme and T-Level Capital Fund, the Public Sector Decarbonisation Fund, Heritage Lottery Fund, Arts Council England, S106 and CIL, commercial sponsorship, plus the receipts of any sale of 62 Bridge Street)
- **Inability to fully relocate or accommodate requirements of the Library:** despite broad support for providing additional library provision within The Vine, the exact form and scale of library provision has not yet been confirmed. Failure to secure a substantial library presence in The Vine could impact on footfall and other key metrics associated with the facility. To mitigate this risk, PCC and the multi-disciplinary design team engage regularly with Peterborough Libraries to ensure their requirements can be met within The Vine project, as far as reasonably possible. This engagement will continue throughout the project development and design process.
- **Failure for the project to be operationally sustainable:** the requirement to provide social, civic and community facilities at peppercorn rental rates could undermine the aspiration for the asset to be self-sustaining from an financial operations perspective. To mitigate this risk, PCC has commissioned feasibility analysis to demonstrate the operational viability of the project.
- **Lack of operator interest:** the facility is an innovative, flagship asset that does not have a wide range of potential operators active in the market. To mitigate this risk, PCC have already undertaken a procurement exercise that establishes Local Spaces as the preferred operators for The Vine, subject to further due diligence and PCC confirmation. Local Space have engaged with the multi-disciplinary team to spearhead discussions with key stakeholders, provide input to scheme design and lead feasibility analysis of the project's operational phase.

These risks reflect the early stage of design development for the project, which will continue to evolve as the design process continues. Hence, whilst these risks are severe at this stage of project development, it is expected that these will become increasingly manageable and controllable as the project moves forward and firmer decisions are made regarding the scale and type of key uses including the library.

8. Town Deal Board Chair name & signature

Name of the Town Deal Board: Peterborough

Chair's name and signature: Matthew Bradbury



Date:23/12/2022

9. By signing, I agree that:

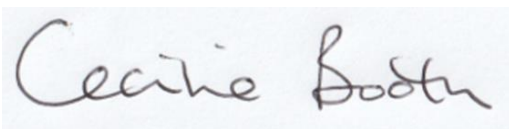
1. The business case, in a proportionate manner, is Green Book compliant.
2. The 5% early capital (CDEL) has been included in the Town Fund project costs across the programme.
3. This project and expenditure represent value for money, including the 5% early capital (CDEL) provided.
4. Project-level Equality Impact Assessments such as Public Sector Equalities Duty and/or Environmental Impact Assessments have been undertaken.
5. For final submission - programme-level Public Sector Equality Duty assessment has been undertaken by the accountable body.

Name of the lead Local Authority and signature of the Chief Executive Officer or S151 Officer

Name of the lead Local Authority: Peterborough City Council

Job title: Executive Director of Corporate Services and S151 Officer

Name and signature: Cecilie Booth



Date:22/12/2022

LOWRIS Fund												
Projects												
QUESTION		RESPONSE										
Project financing	Programme (please select):	Town Deal										
	Name of Project:	The Vine Library, Community and Cultural Hub										
	Fund capital amount:	£12,688,000										
	Fund revenue amount:	£153,000										
	Co funding public:	£5,782,930										
Co funding private:												
Total value of project:	£18,623,930											
INDICATORS												
<i>(replace text from E12 onwards with chosen project indicator)</i>												
Intervention theme:	Target:	Unit of measurement:	Is this an indicator from Annex 1 of the M&E Guidance:	If previous answer is 'Yes' please confirm you agree to the indicator definition and evidence requirements as stated in Annex 1 of the M&E Guidance:	Responsible for collecting (please select):	If previous answer is 'external' please provide name of organisation:	If 'external' please state whether agreement is in place:	Frequency of reporting (please select):	Please confirm you are confident in collecting data for this indicator (please select):	Please confirm you are able to collect the baseline evidence as set out in Annex 1, if required (please select)	If answered 'No' to any questions, please flag the issues here:	
£ spent directly on project delivery (either local authority or implementation partners)*	N/A	18,623,930 £	Yes	Agree	Local authority		< Select >	Every 6 months	Yes	Yes		
£ co-funding spent on project delivery (private and public)*	N/A	5,782,930 £	Yes	Agree	Local authority		< Select >	Every 6 months	Yes	Yes		
£ co-funding committed (private and public)*	N/A	503,960 £	Yes	Agree	Local authority		< Select >	Every 6 months	Yes	Yes		
# of temporary FT jobs supported during project implementation*	N/A	190 Number	Yes	Agree	Local authority		< Select >	Every 6 months	Yes	Yes		
# of full-time equivalent (FTE) permanent jobs created through the projects*	N/A	257 Number of FTE jobs	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
# of full-time equivalent (FTE) permanent jobs safeguarded through the projects*	N/A	4,000 Number of FTE jobs	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Project Specific Indicator												
Number of new non-domestic buildings with green retrofits completed	Urban Regeneration	1 Number	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Amount of floor space repurposed (residential, commercial, retail)	Urban Regeneration	6,850 m2	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Number of new community/sports centres	Urban Regeneration	1 Number	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Number of new cultural facilities	Urban Regeneration	1 Number	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Number of public amenities/facilities created	Urban Regeneration	1 Number	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Amount of new office space	Urban Regeneration	1711 m2	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Amount of new retail, leisure or food & beverage space	Urban Regeneration	739 m2	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Amount of capacity of new or improved training or education facilities	Skills and Enterprise Infrastructure	245 m2	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
# of potential entrepreneurs assisted to be enterprise ready	Skills and Enterprise Infrastructure	124 Number	Yes	Agree	External		< Select >	Annually	Yes	Yes	External body responsible for collecting this data will be the operator for The Vine	
# of learners/trainees/students enrolled at new education and training facilities	Skills and Enterprise Infrastructure	48 Number	Yes	Agree	External		< Select >	Annually	Yes	Yes	External body responsible for collecting this data will be the education provider(s) located within The Vine	
Consumer spending	Urban Regeneration	2,486,198 £	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Average occupancy rate of units or workspaces	Skills and Enterprise Infrastructure	80 %	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Count of births of new enterprises	Skills and Enterprise Infrastructure	124 Number	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Count of active enterprises	Skills and Enterprise Infrastructure	124 Number	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Number of major commercial planning applications granted	Urban Regeneration	1 Number	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Percentage of individuals who have engaged in civic participation in the last 12 months	Urban Regeneration	30 %	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes	Represents a 10% increase on current levels of engagement, based on the Active Lives survey (using public library use as a proxy)	
Number of people using a new/improved public facility	Urban Regeneration	431,167 Number	Yes	Agree	External		< Select >	Annually	Yes	Yes	External body responsible for collecting this data will be the operator for The Vine	
Percentage of customers/visitors/users who report a positive experience	Urban Regeneration	90 %	Yes	Agree	External		< Select >	Annually	Yes	Yes	External body responsible for collecting this data will be the operator for The Vine	
Number of crimes reported	Urban Regeneration	1,075 Number	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Number of day visitors	Urban Regeneration	431,167 Number	Yes	Agree	External		< Select >	Annually	Yes	Yes	External body responsible for collecting this data will be the operator for The Vine	
Number of visitors/audience members to cultural venues	Urban Regeneration	28,600 Number	Yes	Agree	External		< Select >	Annually	Yes	Yes	External body responsible for collecting this data will be the operator for The Vine	
Number of cultural events	Urban Regeneration	104 Number	Yes	Agree	External		< Select >	Annually	Yes	Yes	External body responsible for collecting this data will be the operator for The Vine	
Percentage of the local population engaged with cultural and heritage activities	Urban Regeneration	49 %	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes	Represents a 10% increase on current levels of engagement, based on the Active Lives survey (using attendance at cultural events as a proxy)	
Total visitor spend at cultural venues	Urban Regeneration	2,486,198 £	Yes	Agree	Local authority		< Select >	Annually	Yes	Yes		
Number of students enrolling in Further Education courses	Skills and Enterprise Infrastructure	48 Number	Yes	Agree	External		< Select >	Annually	Yes	Yes	External body responsible for collecting this data will be the education provider(s) located within The Vine	
Number of students completing Further Education courses	Skills and Enterprise Infrastructure	38 Number	Yes	Agree	External		< Select >	Annually	Yes	Yes	External body responsible for collecting this data will be the education provider(s) located within The Vine	
END	END	END	END	END	END	END	END	END	END	END	END	

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of the Local Government Act 1972.

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CABINET	AGENDA ITEM No. 8
22 MARCH 2024	PUBLIC REPORT

Report of:	Cecilie Booth, Executive Director Corporate Services and Section 151 Officer	
Cabinet Member(s) responsible:	Councillor John Howard, Deputy Leader and Cabinet Member for Corporate Governance and Finance	
Contact Officer(s):	Simon Lewis, Service Director Commercial, Property & Asset Management Felicity Paddick, Head of Estates	Tel. 07801 910971

PROPOSED SALE OF 441 LINCOLN ROAD

RECOMMENDATIONS	
FROM: Executive Director Corporate Services and Section 151 Officer	Deadline date: March 2024
<p>It is recommended that Cabinet:</p> <ol style="list-style-type: none"> 1. Agrees to the disposal of the freehold of 441 Lincoln Road as set out below, on the terms set out in the exempt annex included at Appendix 1. 2. Delegates authority to the Executive Director of Corporate Services in conjunction with the Director of Legal and Governance to take all necessary steps to facilitate the decision in Recommendation 1 including entering into any necessary legal agreements. 3. Notes the position relating to the current occupiers and the requirement for the council to support the relocation of all tenants to suitable alternative accommodation. 	

1. ORIGIN OF REPORT

1.1 This report is submitted following the Cabinet meeting held on 13th February 2024 which notes the current position of the Locality Asset Review. All individual disposals above £500,000 are to be brought to Cabinet on an individual basis for consideration.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to consider the individual disposal of council owned land as detailed in this report and exempt annex where Cabinet agreed that where any proposed sale or repurposing of an asset is at a price in excess of £500,000 the decision to proceed will be brought back to Cabinet for specific approval to dispose on a case-by-case basis.

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.5

To make decisions on actions relating to the awarding, assigning and termination of contracts over £500k, and waiving or granting exemptions to Contract Regulations where contracts are over £500k, with the exception any time-critical, operational, or routine decision, which may be determined by the relevant portfolio holder.

2.3 There is an exempt annex attached to this report that is NOT FOR PUBLICATION by reason of paragraph 3 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains information relating to the financial and business affairs of the Council. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	NA
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4. BACKGROUND AND KEY ISSUES

4.1 On 13th February 2024, Cabinet approved the Localities Assets Review recommendations relating to 28 assets under consideration in Phase 1.

441 Lincoln Road was recommended for further work before a final recommendation could be presented on the future of this site.

The property comprises a detached office building with car park (as shown on the attached site plan) which was previously occupied in part by City College. Three other tenants are in occupation of the ground floor. The current tenants include the Samaritans, Memory Clinic (run by Cambridgeshire and Peterborough Foundation Trust (CPFT)) and Alzheimer’s Society (which runs the Dementia Resource Centre and is a service funded by the council’s Adult Services under a service agreement).

The recommendation is to dispose of the asset based on the following:

- Confirmation has been received that the council does not require the property for operational needs.
- Terms have been agreed, subject to contract and Cabinet approval, to a purchaser who is interested in purchasing the asset to relocate a well-supported local independent school. The terms are included in the Exempt Appendix.
- The Property Team will support the current tenants, to relocate to an alternative premises and conversations in respect of this are ongoing.

Under the terms of the leases with the tenants, the council has a requirement to provide at least 12 months’ notice to Samaritans and CPFT to determine their respective leases (please note that the relevant notices will be served, in the event that approval is granted for the disposal date). The contract with the Alzheimer’s Society for the Dementia Resource Centre is linked with the service contract through Adult Services and therefore alternative premises need to be found so that the Alzheimer’s Society can continue to provide the service on the council’s behalf. The council has committed to supporting the relocation of each tenant and conversations are ongoing to achieve this aim.

The tenants were notified of the council’s position in November 2023 following in person meetings with officers from the council’s Property team. During those meetings, tenants were advised that the council would support a relocation and sought details of their property requirements to ensure a suitable alternative premises could be identified as soon as possible.

Once confirmation of the proposed sale was received, further separate meetings took place with all tenants on 6 March 2024 which included the Deputy Leader of the Council, Councillor John Howard and officers from Property and Adult Services. At this meeting officers and the Deputy Leader reiterated the intention of the Council to support the relocation. The meeting with CPFT and the Alzheimer’s Society in relation to the DRC, confirmed a preference to relocate together as the Memory Clinic is a complementary service. The council will endeavour to relocate all tenants prior to the disposal date, which is currently proposed for August 2024.

A potential alternative premises has already been identified for both the Memory Clinic and DRC and officers are working at pace to implement this solution and ensure that a fit for purpose

facility is delivered. Additionally, the Property team has also been informed that the potential purchaser may be willing to support the occupiers at the property for a period whilst the alternative accommodation is sought and delivered.

Conversations will continue with all tenants in the weeks and months ahead to achieve successful relocation.

5. CORPORATE PRIORITIES

- 5.1 The recommendation forms one of the key deliverables arising from the Sustainable Future City Council Portfolio Board and will generate a capital receipt for the Council.

6. CONSULTATION

- 6.1 Before Cabinet approval in November, officers shared details of the sites and draft proposals in Phase 1 with the Corporate Leadership Team, elected Members (via an open day), Scrutiny Committee and Group Leaders.

Following Cabinet approval in November, further engagement and consultation has been undertaken with the public and operators and users of the locality's assets, this includes attending public meetings at various sites as well as ongoing meetings and consultation with operators. In addition, updates have been provided to the city's Members of Parliament, council Members, Group Leaders and the Leader and Deputy Leader of the Council.

Consultations with affected parties are ongoing and will continue until all the Phase 1 recommendations are implemented.

7. ANTICIPATED OUTCOMES OR IMPACT

- 7.1 The disposal of the asset supports the outcomes specific to the Locality Asset Review to identify assets that are surplus to requirements which can then be considered for disposal and provide a capital receipt.

8. REASON FOR THE RECOMMENDATION

- 8.1 The reason for the recommendation is to support the Council's 2024/25 capital receipts programme.

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 The property could be retained, and tenants remain in occupation, but the property is bigger than the current tenants require. Significant investment is required in the upper parts of the property before anyone could occupy. In the event the property is not sold, this will have a detrimental impact on the capital receipts programme.

10. IMPLICATIONS

Financial Implications

- 10.1 The capital receipt generated from this sale will be used to fund the capital programme in line with the council's Capital Strategy. This will ensure the council avoids increasing its level of debt and is able to recognise a £73k per annum revenue saving on the cost of borrowing, which has been included within the council's Medium Term Financial Strategy. It should also be noted that although this disposal will lead to a loss of lease income, this will be more than offset by both a reduction in borrowing costs (mentioned above) and savings from property related running costs (utilities etc).

In the event the tenants are relocated to an alternative premises in the council's ownership, the council will continue to receive a rental income. However, it should be noted that the service

agreement with Alzheimer's Society for the delivery of the DRC enables a peppercorn rent to be paid. If a property is sought from a private landlord, there would be a rental pressure on Adult Services.

Legal Implications

- 10.2 The council has a requirement to achieve best consideration reasonably obtainable when it disposes of its assets under section 123 of the Local Government Act 1972 (LGA) . An independent Red Book valuation has been undertaken and is within the exempt annex. The subject to contract purchase offer that has been received by the council satisfies the council's obligation to achieve best consideration as set by the Red Book valuation.

Break notices to determine the current leases shall be reviewed by Property Legal to ensure validity and compliance with the terms of each lease.

The disposal will bring about first registration with HM Land Registry as the council's title is not currently registered.

The council's paper title should be deduced (by Property Legal) prior to exchange of contracts, to demonstrate good title and also to determine the powers under which the council acquired the property to ascertain whether there are any statutory procedures, consents or restrictions that need to be completed, obtained or resolved before completion.

Equalities Implications

- 10.3 No specific implications arising from this report although where necessary Equality Impact assessments will be carried out to support decision making.

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

- 11.1 None

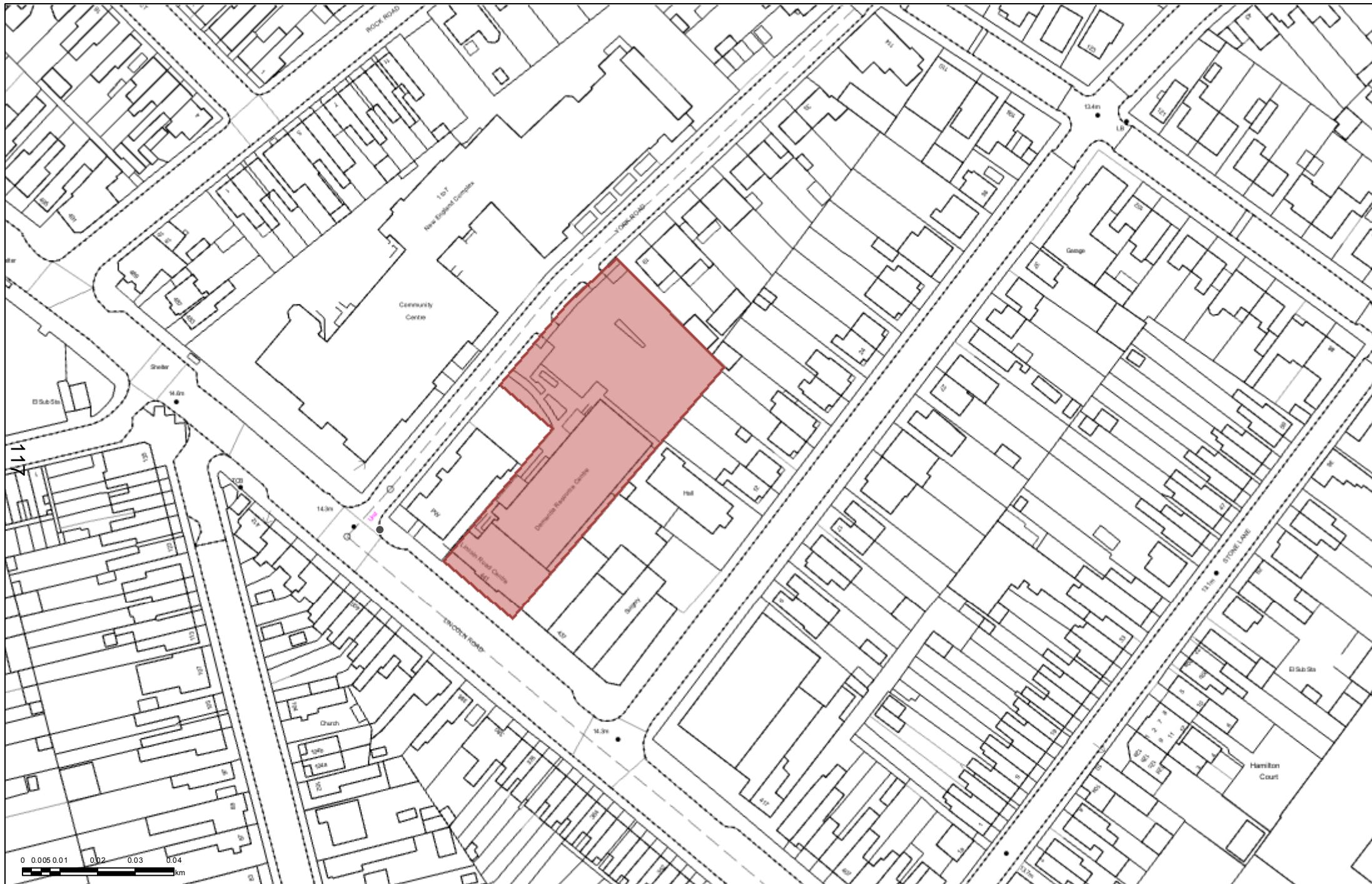
12. APPENDICES

- 12.1 Appendix 1 – Exempt
Appendix 2 – Site Plan

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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441 Lincoln Road

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Print Date: 16/02/2024

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CABINET	AGENDA ITEM No. 9
22 MARCH 2023	PUBLIC REPORT

Report of:	Cecilie Booth, Executive Director of Corporate Services and Section 151 officer
Cabinet Member(s) responsible:	Councillor John Howard, Deputy Leader and Cabinet Member for Corporate Governance and Finance
Contact Officer(s):	Felicity Paddick, Head of Estates

DISPOSAL OF FREEHOLD LAND AT HEReward CROSS

RECOMMENDATIONS	
FROM: <i>Executive Director of Corporate Services and Section 151 officer</i>	Deadline date: <i>N/A</i>
<p>It is recommended that Cabinet:</p> <ol style="list-style-type: none"> 1. Approve the variation of the Heads of Terms approved by Cabinet on 13th March 2023 for the disposal of the freehold land at Hereward Cross as set out in Appendix 1 to the report and in accordance with the Red Book Valuation. 2. Delegates authority to the Executive Director of Corporate Services and Director of Law and Governance after consultation with the Cabinet Member for Finance and Corporate Governance, following receipt and approval of the Red Book Valuation to take all necessary steps to effect the decision in Recommendation 1 including entering into all agreements. 3. Delegates authority to the Executive Director of Corporate Services and Director of Law and Governance after consultation with the Cabinet Member for Finance and Corporate Governance, to approve any further minor changes to the Heads of Terms provided that the effect of the change is in accordance with the Red Book Valuation. 	

1. ORIGIN OF REPORT

- 1.1 Cabinet agreed on 13th March 2023 to the disposal of Hereward Cross with agreed Heads of Terms approved. This report is seeking approval to amend the Heads of Terms approved in 13th March 2023.

2. PURPOSE AND REASON FOR REPORT

- 2.1 This is a supplementary report following the decision by Cabinet on 13th March 2023 to approve disposal of the property known as Hereward Cross.

This report is for Cabinet to consider under its Terms of Reference No. 3.2.4, *'To be responsible for budget planning, monitoring and expenditure/savings over £500,000.'*

- 2.2 There is an exempt annex attached to this report that is NOT FOR PUBLICATION by reason of paragraph 3 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains information relating to the financial and business affairs of the Council. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.

3. **TIMESCALES**

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	N/A
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4. **BACKGROUND AND KEY ISSUES**

4.1 The Council own the freehold land of Hereward Cross, a 0.48 Ha site situated within the City Centre comprising a 1960s retail and residential development. The Council benefits from a ground lease only.

4.2 In 2015 a new lease was granted to the leaseholder, Pelican Partners (Peterborough) Ltd, for a period of 200 years, expiring July 2215. The lease allows for five yearly rent reviews. The current leaseholder has recently marketed their leasehold interest for sale at £6.3m on the open market, subject to the existing ground lease. It is understood that there was significant interest for the leasehold site.

4.3 The Council were approached by a successful bidder of the leasehold interest to ask the Council if they would consider the disposal of the freehold interest. As the site fell within the reviews detailed in the disposals review, an internal valuation was undertaken. Following negotiation with the interested party, a mutually acceptable agreement was reached, subject to Cabinet approval and a Red Book valuation.

4.4 Cabinet considered the report on 13th March 2023 and RESOLVED to:

1. Approve the disposal of the freehold land at Hereward Cross as set out below and detailed in the Heads of Terms within the Appendix 1 to the report and subject to receipt of a satisfactory Red Book Valuation.

2. Delegates authority to the Executive Director of Corporate Services and Director of Law and Governance after consultation with the Cabinet Member for Finance and Corporate Governance, following receipt and approval of the Red Book Valuation to take all necessary steps to effect the decision in Recommendation 1 including entering into all agreements.

4.5 In January 2024, the property team were contacted by another interested party to acquire the property. The purchaser stated that they were acquiring the leasehold interest and wanted to also acquire the Freehold interest. A deal was agreed with the Heads of Terms detailed in the Exempt Appendix 1.

5. **CORPORATE PRIORITIES**

5.1 *Consider how the recommendation links to the Council's Corporate Priorities:*

1. The Economy & Inclusive Growth

- A Carbon Impact Assessment has been completed – whilst this is a sale of land, development has already taken place and therefore there is minimal change to the net-zero carbon impact.

6. **CONSULTATION**

6.1 This paper will be taken to the Corporate Leadership Team on Monday 18th March 2024.

7. **ANTICIPATED OUTCOMES OR IMPACT**

7.1 The disposal of the land at Hereward Cross will materially contribute towards the capital receipts that the Council requires over the next two-year period as part of the capital programme.

In proposing to dispose of assets, the potential for revenue loss will need to be taken into account for future budgets as part of the Medium Term Financial Strategy.

8. REASON FOR THE RECOMMENDATION

- 8.1 The Council needs to secure capital receipts in this financial year and up to 24/25 as part of its overall capital programme.

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 The Council has the option to continue with the price agreed at the original Cabinet meeting which may then prevent the Council from securing the necessary capital receipts.

10. IMPLICATIONS

Financial Implications

- 10.1 The current revenue stream of c£80k per annum from rental income under the existing lease will cease when the land is sold. This will however ensure the council avoids increasing its level of debt and is able to recognise a c£80k per annum revenue saving on the cost of borrowing. Both financial implications have been included within the council's Medium Term Financial Strategy.

Legal Implications

- 10.2 The Council has a requirement to achieve best consideration when it disposes of its assets under section 12 of the LGA 1972. The proposal in the report is seeking approval to vary the Heads of Terms previously agreed by the Cabinet which is within the scope of powers of the Cabinet.

The effect of the freehold disposal of the land that is subject to the 2015 lease, to the same entity that has now secured the leasehold, will be that both interests merge and will vest in the new owner. The Council will no longer have any proprietary interest in that part of the site.

Equalities Implications

- 10.3 No specific implications arising from this report although where necessary Equality Impact assessments will be carried out to support decision making.

Risk Assessment

- 10.4 There is a risk that the level of receipts planned to support the capital programme will not be realised. This is mitigated with a cautious view about what is achievable and how quickly with receipts scheduled into 2023/24 and beyond rather than over predicting in the current year.

The offer is conditional and subject to final Heads of Terms and contract.

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

- 11.1 N/A

12. APPENDICES

- 12.1 1. EXEMPT annex
2. EXEMPT – Valuation Report
2. Site Plan

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of the Local Government Act 1972.

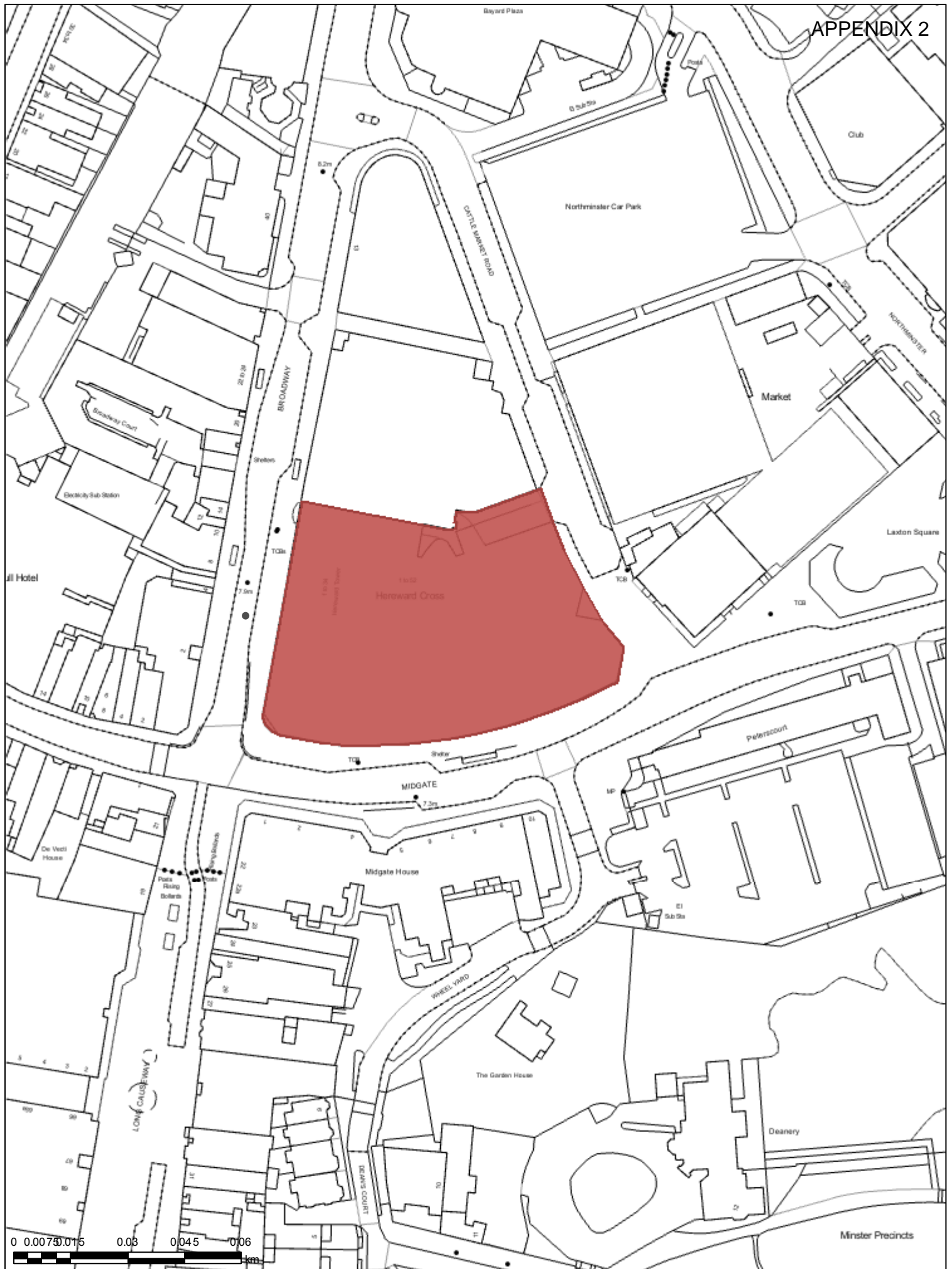
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Hereward Cross



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CABINET	AGENDA ITEM No. 10
22 MARCH 2024	PUBLIC REPORT

Report of:	Adesuwa Omoregie - Interim Director of Legal & Governance and Monitoring Officer
Cabinet Member(s) responsible:	Councillor John Howard - Cabinet Member for Corporate Governance and Finance
Contact Officer(s):	Adesuwa Omoregie - Interim Director of Legal & Governance and Monitoring Officer

BLUE SKY PETERBOROUGH LIMITED and PETERBOROUGH INVESTMENT PARTNERSHIP
--

RECOMMENDATIONS	
FROM: Cabinet	Deadline date: 22 March 2024
<ol style="list-style-type: none"> 1. That Cabinet agrees to the dissolution of Blue Sky Peterborough Limited 2. That Cabinet agrees to the dissolution of Peterborough Investment Partnership and all associated companies following completion of the Good Shed transaction and all necessary due diligence being undertaken to ensure that the Council receives all monies due from the partnership. 3. That Cabinet delegates authority to the Interim Director of Legal and the Executive Director of Corporate Services to take all necessary steps to implement the decisions in recommendations 1 and 2 including signing of any documents. 	

1. ORIGIN OF REPORT

1.1 The report is for Cabinet to consider next steps in relation to two of the Council's corporate entities.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to consider next steps in relation to two of the Council's corporate entities.

2.2 This report is for Cabinet to consider under its Terms of Reference No. 3.2.17

Cabinet will be responsible for the following functions in relation to the Council's companies, partnership and charities.

(b) The decommissioning/winding up of existing companies, partnerships and charities.

2.3 There is an exempt annex attached to this report that is NOT FOR PUBLICATION by reason of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains the financial or business affairs (past or present) of the Council. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.

3. **TIMESCALES**

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	22 March 2024
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4. **BACKGROUND AND KEY ISSUES**

- 4.1 The Council's Shareholder Cabinet Committee made recommendations at the recent meetings in respect of two of the Council's corporate entities. The reports setting out the details are included as exempt appendices to this report.

6. **CONSULTATION**

- 6.1 The recommendations in the report come from the resolutions made by the Shareholder Cabinet Committee

7. **ANTICIPATED OUTCOMES OR IMPACT**

- 7.1 If the recommendations are agreed by Cabinet, this will remove two companies (one of which is dormant) from the list of currently open council companies. It will also accord with the Council's priority to try and rationalise the list of companies and ensure greater focus on those which will remain and continue to operate.

8. **REASON FOR THE RECOMMENDATION**

- 8.1 These are recommendations from the Council's Shareholder Cabinet Committee. As these are not decisions reserved to Shareholder Cabinet Committee, the proposals need to be referred to Cabinet for a decision.

9. **ALTERNATIVE OPTIONS CONSIDERED**

- 9.1 Shareholder Cabinet Committee considered options and determined that dissolution of the companies referred to in the report are the options which should be recommended to Cabinet for a decision.

10. **IMPLICATIONS**

Financial Implications

- 10.1 There are no financial implications for Blue Sky as the company is dormant and has never traded.

There are no financial implications as a result of this report. Due diligence is currently being undertaken on the PIP to ensure all monies due to the council are returned. Therefore the financial implications will become clearer once that is complete.

Legal Implications

- 10.2 Cabinet has authority under its Terms of Reference to take the decisions set out in the recommendations.

Equalities Implications

- 10.3 N/A

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

11.1 *N/A*

12. APPENDICES

12.1 Appendices 1a and 1b- Report to Shareholder Cabinet Committee in respect of Blue-Sky Peterborough Limited

Appendices 2a and 2b - Report to Shareholder Cabinet Committee in respect of Peterborough Investment Partnership

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SHAREHOLDER CABINET COMMITTEE	AGENDA ITEM No. 4
29 JANUARY 2024	PUBLIC REPORT

Report of:	Adesuwa Omoregie - Interim Director of Legal & Governance and Monitoring Officer
Cabinet Member(s) responsible:	Councillor John Howard - Cabinet Member for Corporate Governance and Finance
Contact Officer(s):	Adesuwa Omoregie - Interim Director of Legal & Governance and Monitoring Officer

BLUE SKY PETERBOROUGH LIMITED

RECOMMENDATIONS	
FROM: Shareholder Cabinet Committee	Deadline date: 29 th January 2024
<p>1. That the Shareholder Cabinet Committee agrees to recommend to Cabinet that Blue Sky Peterborough Limited should be closed</p>	

1. ORIGIN OF REPORT

1.1 The report is for Shareholder Cabinet Committee to consider next steps in relation to Blue Sky Peterborough Limited.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to consider next steps in relation to Blue Sky Peterborough Limited.

2.2 This report is for the Shareholder Cabinet Committee to consider under its Terms of Reference No. 3.3.2b

To provide the necessary oversight from the shareholder's perspective and ensure that those companies, partnerships, and charities comply with relevant Council policies, strategies, and objectives.

2.3 There is an exempt annex attached to this report that is NOT FOR PUBLICATION by reason of paragraph 3 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains the financial or business affairs (past or present) of the Council. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	N/A
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4. BACKGROUND AND KEY ISSUES

- 4.1 The Council established Blue Sky Peterborough Limited in 2011 with the intention that the company would operate as an energy trading company. The company has never traded as an energy trading company since its incorporation and there are no plans to start trading from the company.

The company is currently dormant, and the dormant accounts were recently filed in December 2023.

The sole director of the company is Councillor Stephen Allen.

The report is requesting that the Shareholder Cabinet Committee recommends to Cabinet that the company should be closed. The reserved matters from Cabinet to Shareholder Cabinet Committee for this company do not include the ability for Shareholder Cabinet Committee to make the decision on whether the company should be closed. This is why the recommendation from Shareholder Cabinet Committee needs to be referred to Cabinet for a decision.

6. CONSULTATION

- 6.1 The director of the company supports the recommendation for the company to be closed.

7. ANTICIPATED OUTCOMES OR IMPACT

- 7.1 If the recommendation is agreed and subsequently approved by Cabinet, this will remove a dormant company from the list of currently open council companies. It will also accord with the Council's priority to try and rationalise the list of companies and ensure greater focus on those which will remain and continue to operate.

8. REASON FOR THE RECOMMENDATION

- 8.1 The company is currently dormant. It has never traded as was the intention when it was originally set up and there is no intention that it will trade in the future.

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 The alternative option is to leave the company open. This is not recommended as it is not intended that the company will ever operate as an energy trading company.

10. IMPLICATIONS

Financial Implications

- 10.1 There are no financial implications because; the company is dormant and has never traded, there are no other parties involved and the company can be dissolved simply.

Legal Implications

- 10.2 The Council has the power to undertake the actions set out in the report pursuant to section 1 of the Localism Act 2011, which permits the local authority to do anything that individuals generally may do, subject to no other prohibition in any other legislation.

Equalities Implications

- 10.3 N/A

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

11.1 N/A

12. APPENDICES

12.1 Appendix 1 – Exempt Blue Sky Peterborough Limited Dormant Accounts 22/23

Report Sign Off Sheet				
Pre-Drafting Comments	Section	Name	Comments	Date
	Finance <i>If your report contains budgetary implications, please ensure you liaise with Finance prior to drafting your report.</i>	Jill Evans	Added the financial implications part and changed the date on the accounts to 7 Dec from X Dec as that's the date they were signed and uploaded	17/1/24
Date Report Submitted Into 365 Folder				Date
I have checked that the report adheres to accessibility regulations <i>Further information below</i>				
Post-Drafting Final Approvals Shared Service? <i>If you are writing a report as an officer from a shared service authority, all approvals will need to be provided by Peterborough City Council officers.</i>	Section	Name	Approved	Date
	Legal	Israr Ahmed		
	Finance	Emma Riding	Y	14/03/24
	Procurement <i>(approval must be sought from Procurement if your decision is contract / procurement related)</i>			
	Democratic Services			
	Environment and Climate Change			
Director's Approval <i>Directors are requested not to sign if the above section is incomplete</i>				Date

Please delete this page before submitting your final report

CHECKLIST -

*Give consideration to the impact of the decision in respect of the following:

Financial
Legal
Corporate Priorities
Crime and Disorder / Community Safety
Discrimination and Equality
Human Resources
ICT
Property
Procurement
Children In Care and Care Leavers

Cross-Service Implications

How does your proposal affect colleagues providing related services? Have they been consulted?

Risk Assessment

Have you evaluated risks and identified remedial actions?

Consultees

Ward Councillor(s)
Parish Council(s)
Community Association(s)
Partner Organisation(s)
Partnerships
Trade Unions

Background Papers

Have you included all the Background Papers used in the report?

Accessibility

Have you checked that your inclusions within the report remain accessible? You will need to consider:

1. Colour and contrast (make sure that colour is not the only way to convey information)
2. Use of images (only in support of text, and with "alt text")
3. Links (easily identified with a clear and accurate title)
4. Plain English (clear, concise and devoid of jargon)
5. Table structure (simple, with column headers)

Further information on how to ensure your document is accessible can be found in the committee meeting accessibility guidance – [link to committee meeting accessibility guidance document](#).

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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SHAREHOLDER CABINET COMMITTEE	AGENDA ITEM No. 10
29 JANUARY 2024	PUBLIC REPORT

Report of:	Adesuwa Omoregie - Interim Director of Legal & Governance and Monitoring Officer
Cabinet Member(s) responsible:	Councillor John Howard - Cabinet Member for Corporate Governance and Finance
Contact Officer(s):	Adesuwa Omoregie - Interim Director of Legal and Governance and Monitoring Officer

PETERBOROUGH INVESTMENT PARTNERSHIP

RECOMMENDATIONS	
FROM: Shareholder Cabinet Committee	Deadline date: 29 th January 2024
<p>1. That the Shareholder Cabinet Committee considers the exempt report included at Appendix 1 and considers what steps that it may wish to take.</p>	

1. ORIGIN OF REPORT

1.1 The report is for Shareholder Cabinet Committee to consider next steps in relation to Peterborough investment Partnership

2. PURPOSE AND REASON FOR REPORT

2.1 This report is for the Shareholder Cabinet Committee to consider under its Terms of Reference No. 3.3.2b

To provide the necessary oversight from the shareholder's perspective and ensure that those companies, partnerships, and charities comply with relevant Council policies, strategies, and objectives.

2.2 There is an exempt annex attached to this report that is NOT FOR PUBLICATION by reason of paragraph 3 of Schedule 12A of Part 1 of the Local Government Act 1972 because it contains the financial or business affairs (past or present) of the Council. The public interest test has been applied to the information contained within this exempt annex and it is considered that the need to retain the information as exempt outweighs the public interest in disclosing it.

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	NO	If yes, date for Cabinet meeting	N/A
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4. BACKGROUND AND KEY ISSUES

4.1 The report included at Appendix 1 sets out the background and the key issues.

5. IMPLICATIONS

Financial Implications

- 5.1 There are no financial implications within this report, apart from the decision it is recommended is delegated to the Executive Director for Corporate Services (Section 151 Officer) and the Interim Director for Legal and Governance (Monitoring Officer).

Legal Implications

- 5.2 There are no implications in relation to this report, however these will be further considered in the decision delegated to the Executive Director for Corporate Services (Section 151 Officer) and the Interim Director for Legal and Governance (Monitoring Officer).

11. BACKGROUND DOCUMENTS

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985

- 11.1 N/A

12. APPENDICES

- 12.1 Appendix 1 – Exempt Report

Report Sign Off Sheet				
Pre-Drafting Comments	Section	Name	Comments	Date
	Finance <i>If your report contains budgetary implications, please ensure you liaise with Finance prior to drafting your report.</i>			
Date Report Submitted Into 365 Folder				Date
I have checked that the report adheres to accessibility regulations <i>Further information below</i>				
Post-Drafting Final Approvals Shared Service? <i>If you are writing a report as an officer from a shared service authority, all approvals will need to be provided by Peterborough City Council officers.</i>	Section	Name	Approved	Date
	Legal			
	Finance	Jill Evans	x	22/1/24
	Procurement <i>(approval must be sought from Procurement if your decision is contract / procurement related)</i>			
	Democratic Services			
	Environment and Climate Change			
Director's Approval <i>Directors are requested not to sign if the above section is incomplete</i>				Date

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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