

**WEST NORTHAMPTONSHIRE COUNCIL**  
**RECORD OF DECISION – Executive Decision**

Date Of Decision:	27 October 2023
Title:	Acquisition of Former Bus Depot, Northampton
Is this a “Key Decision”?	Yes
Purpose:	<p>To acquire the former Bus Depot in Northampton for a regeneration scheme.</p> <p>The reason that this is not going to a meeting Cabinet is because the decision needs to be exercised urgently and therefore the urgency procedure as set out in the Constitution is being applied. The urgency is that the current owner of the site wishes to sell the site with immediate effect and there wouldn't be adequate time to take this decision through the normal decision making process and the Council's opportunity to purchase the land will be lost to other bidders. A report will be taken to Full Council on the 30<sup>th</sup> November 2023 to report the decision taken in accordance with the urgency procedures.</p>
Cabinet Member:	Cllr Dan Lister, Cabinet Member for Economic Development, Town Centre Regeneration & Growth
Decision Maker:	Cllr Adam Brown, Deputy Leader of the Council
Consultation and Scrutiny:	Cllr Andre Gonzalez de Savage - Chair of the Place Overview and Scrutiny Committee approved the decision be taken under urgency procedures via e-mail dated 27/10/2023.
Officer Recommendations:	<ul style="list-style-type: none"> <li>• To recommend to the Non-Executive to establish a capital budget of £3.3m for the purchase of the former bus depot and buildings at St James, Northampton to include Stamp Duty Land Tax (SDLT).</li> <li>• To approve the acquisition of the Former Bus Depot in Northampton for the delivery of a regeneration scheme.</li> </ul>
Decision Taken:	To proceed with the acquisition of the Former Bus Depot in Northampton for the delivery of a regeneration scheme.
Reasons For Decision:	<p>The recommendations are being made to:</p> <ol style="list-style-type: none"> <li>a) enable the regeneration of a large brownfield site within West Northamptonshire</li> <li>b) support the regeneration and economic wellbeing of West Northamptonshire</li> <li>c) for the delivery of a housing scheme to address the needs of the local community</li> </ol> <p>Without intervention, it is likely that the site would be sold to a developer who wishes to use the site for industrial and warehousing end use. This is likely to have an adverse effect on the surrounding area and contribute to the decline of the town centre.</p>

Alternative Options Considered (Including Reasons For Rejection):	Alternative decision to not proceed with the acquisition would mean that the site would be likely sold to a developer who could land bank the site or could bring forward low-grade uses. Given the challenges of the site, it is also possible that the site could continue to sit vacant adding to the negative perception of the town centre and beyond.  Full alternatives are set out tin the Appendix to this decision
Declarations of interest:	

Authorised By Relevant Cabinet Member/Chief Officer/Deputy Chief Officer:

Name: Cllr Adam Brown, Deputy Leader of the Council

Date: 27/10/2023