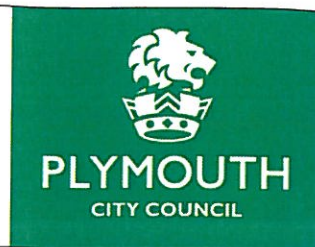



URGENT CABINET DECISION

Democratic Support



Cabinet Decision	
1	<p>Cabinet decision (title): Transfer of Freehold of Devonport Market Hall Building</p>
2	<p>Decision maker: Cabinet on the recommendation of Councillor Evans (Leader)</p>
3	<p>Decision author and contact details: Paul Barnard (Assistant Director for Planning) Tel: 01752304305 Email: paul.barnard@plymouth.gov.uk</p>
4	<p>Decision to be taken: Accept the offer from the Homes and Communities Agency to transfer the former Devonport Market Hall building and associated land together with a dowry sum of £2.57 Million to enable the transfer by 31st March 2013.</p>
5	<p>Reasons for decision: The acceptance of the offer will enable the future of an important listed building to be secured in accordance with the policies of the Devonport Area Action Plan to facilitate the development of a social enterprise project.</p>
6	<p>Alternative options considered and rejected:</p> <p><u>Option 1: Reject the Homes and Communities Agency Offer:</u> This is not considered appropriate given the opportunity to take the building into local democratic control and facilitate a long term sustainable use of an important historic building in Devonport.</p> <p><u>Option 2: Seek a revised Homes and Communities Agency Offer:</u> This was rejected following discussions which indicated that the dowry sum and timescales to complete the transfer was fixed.</p> <p><u>Option 3: Facilitate a transfer to a community group rather than the City Council:</u> This was rejected as the Homes and Communities Agency indicated that they would not be prepared to transfer the land to any community group given their assessment of the capabilities of existing groups at this stage to take on the responsibilities of the building and develop a viable and credible future use.</p>
7	<p>Financial implications:</p> <p>The building will be transferred to the City Council for £1. The dowry sum of £2.57 Million will be transferred to the City Council in financial year 2012/2013. There will be no restrictions on the use of the dowry sum – other than it is used for the former Market Hall building. There will be no monitoring requirements placed on the City Council by the Homes and Communities Agency. In addition the developers of the surrounding Devonport Vision site, Redrow Homes, will transfer £178,000 of funding budgeted for the maintenance of the building whilst they are on site completing their housing development to the City Council. All previous studies and reports on the building will be transferred to the City Council at no cost. The Homes and Communities Agency will cover the City Council's legal costs. Redrow will</p>

	<p>continue to pay for site security for the duration they remain on site to complete the development of the rest of the site – expected to be 2017.</p> <p>An updated cost independent cost report indicates that the estimated costs of renovating the building to be £2.3 Million. The intention is that the dowry is used for these renovation costs, however whether this is sufficient will depend on a final costed project and how much of the dowry has been needed for maintenance in the period prior to renovation (this could be significant at between £50,000 and £200,000 per annum). In the case of a shortfall other funding sources to enable renovation including grants will need to be identified by officers.</p>			
8	Is the decision a Key Decision?	Yes	√	(if ticked, complete sections 9 and 10)
		No		(If ticked, proceed to section 11)
9	Date of publication of the notice	4 March 2013		
10	Is the decision an urgent key decision?	Yes	√	(if less than five clear days' notice before the Cabinet meeting the Chair of the Overview and Scrutiny Management Board signs the report at section 14a and section 14b is completed; if there are more than five days, section 14b is completed)
11	Please specify how this decision is linked to the policy framework and/or budget:	The Devonport Market Hall is covered by Policy DP01 of the adopted Devonport Area Action Plan in terms of its re-use, conservation and enhancement.		
12	Will the decision be considered in private ie will the press and public be excluded?	No	√	
13	Is the decision urgent and to be implemented immediately following the Cabinet meeting / decision?	Yes	√	(ensure that the Chair of the Overview and Scrutiny Management Board signs the report at section 14a and section 14b is completed)
14a	Signature			Date 4 March 2013
	Print Name	Councillor Mrs Aspinal (Chair of the Overview and Scrutiny Management Board)		
14b	Reason for urgency:	The next notice will be published on 11 February 2013 and it is impracticable to defer the decision until the next Cabinet meeting on 2 April 2013. The Homes and Communities Dowry Programme funding is only available this financial year and the requirement to transfer the land by 31 March 2013 means that a decision has to be taken with sufficient time to affect the land transfer before this date.		