

Dear Councillor

**CABINET - TUESDAY, 15 JULY 2025**

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**Agenda Item  
No.**

- 3. REGENERATION OPPORTUNITIES REPORT**(Pages 3 - 6)  
To receive a report seeking Cabinet approval to move forward to the next stages with a regeneration partnership with Capital and Centric (C&C) relating to sites within the Market Towns.

*Please see revised and updated Cabinet recommendations.*

Executive Councillor: S Wakeford.

- 4. INCREASING AFFORDABLE HOUSING - INSPIRED SOLUTIONS**(Pages 7 - 8)  
To receive a report presenting the proposal to work alongside Inspired Solutions to deliver various development sites across Huntingdonshire to support housing delivery, in particular affordable housing responding to housing need.

Executive Councillor: S Wakeford.

- 5. ONE LEISURE INDEPENDENT REVIEW UPDATE**(Pages 9 - 10)  
To receive a report presenting an update on all of the recommendations illustrated in the Independent Review and to close out that particular action from the original report dated 19 March 2024.

Executive Councillor: S Howell

- 6. REVISED CLIMATE ACTION PLAN**(Pages 11 - 12)  
To receive a report presenting the ongoing progress made towards achieving a carbon net zero Council by 2040, as set out in the Council's Climate Strategy and Action Plan.

Executive Councillor: L Davenport-Ray.

- 9. 3C SHARED SERVICES PARTNERSHIP RENEWAL AGREEMENT**(Pages 13 - 14)  
To receive a report presenting the case for renewing the agreement of the shared service for the provision of Building Control, ICT and Legal.

Executive Councillor: L Davenport-Ray.

**Public**

**Key Decision – Yes**

\* Delete as applicable

## HUNTINGDONSHIRE DISTRICT COUNCIL

<b>Title/Subject Matter:</b>	<b>Regeneration Opportunities Report</b>
<b>Meeting/Date:</b>	Cabinet 15 July 2025
<b>Executive Portfolio:</b>	Executive Councillor for Jobs, Economy & Housing – Cllr Sam Wakeford
<b>Report by:</b>	Head of Economy, Regeneration and Housing Delivery
<b>Ward(s) affected:</b>	Various – specific wards unknown at this time.

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### Executive Summary

This is a report to seek Cabinet approval to move forward to the next stages with a regeneration partnership with Capital and Centric (C&C) relating to sites within the Market Towns. This project seeks to bring forward economic and housing led opportunities which will contribute positively and create new homes, jobs and other benefits.

### Recommendations:

Officers are seeking Cabinet approval:

- To support Officers identifying and working up proposals for regeneration opportunities in the Market Towns, which could be brought forward for development in conjunction with C&C as a private sector partner – noting the benefits of the C&C operating model as listed within the appendix to this report.
- Endorse the principle of working with C&C as a partner to develop and potentially deliver identified proposals – noting the appointment via a Direct Award from the 'Bloom' Framework – and note the advice of the Corporate Director of Finance and Resources (S151) that there are sufficient funds available to facilitate the identified works.
- To endorse Officers proceeding to undertake engagement with stakeholders relating to any identified opportunities and potential developments as part of business case development.
- To support the principle of Officers engaging in efforts to acquire land and buildings in connection with the principle of regeneration in the Market Towns, where this would align with the principles of delivering economic or housing led regeneration.

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**Regeneration Opportunities**  
**Comments of Overview & Scrutiny Panel (Performance & Growth)**

- 3.2 The Overview & Scrutiny (Performance & Growth) Panel discussed the report at its meeting on 8th July 2025.
- 3.3 Councillor Jennings was pleased Capital & Centric (C&C) has a proven track record and sought clarification as to what the Council are entering into, is it providing the £1 million from the reserves immediately or are they recommending moving onto the next stages, then come back to the Panel when they are ready to commit the £1 million.
- 3.4 Councillor Jennings asked if this issue would be going onto Full Council due to the level of expenditure out of reserves as it is outside of the budget cycle.
- 3.5 Councillor Taylor expressed her concerns, highlighting that the company were met at the UKREiiF, but the Council has not sought anyone else. She acknowledged their impressive track record but wonders why the funds from the reserves of £1 million is being given to a private company when this could be spent on the Council's own assets, referencing St Neots as an example.
- 3.6 Councillor Gleadow acknowledged the track record of the proposed company but reflected that it very urban based and not market or conservation areas. She asked if they had experience in a similar region.
- 3.7 Councillor Chapman asked what this project will do that other reports such as the Inner Circle or Charter has not done. He commented that there was a lot of work regarding what can be done but nothing is being delivered. He expressed his support of Councillor Taylor's comments and asked why the money cannot be spent on implementing projects that are already in the pipeline.
- 3.8 Councillor Martin confirmed that he has been researching C&C since UKREiiF and expresses his enthusiasm for regeneration in this way, though not necessarily this business case. He referenced Councillor Taylor's comments regarding paying a private company but confirms that the benefit to the community from the projects they have already completed was greater than the money they had put in, using a ratio cost benefit of 1:3.5. He expressed his pleasure from photos seen of the works that have been done that emulate the styles of the existing structures. He expressed his concerns about the proposal and would like to see how this will look and how this will fit in with the regeneration of the market towns and how this can be utilised to improve those areas.

- 3.9 Councillor Taylor expressed her support of Councillor Martin's findings of C&C's past projects. Her concern stems from the business plan and how it could affect our residents, using the regeneration of St Neots as an example and the difficulties this presented. She urges the Council to engage with residents through this process as it can be controversial and sought further clarification as to why C&C want to work with the Council and why they need our funds.
- 3.10 Councillor Gleadow reiterated the need for huge local engagement for it to succeed and considers this a reasonable proposal.
- 3.11 Following the discussion, the Panel were informed that their comments would be added to the Cabinet report in order for an informed decision to be made on the report recommendations.

## **Increasing Affordable Housing – Inspired Solutions** **Comments of Overview & Scrutiny Panel (Performance & Growth)**

- 1.1 The Overview & Scrutiny (Performance & Growth) Panel discussed the report at its meeting on 8th July 2025.
- 1.2 The majority of Members of the Panel have expressed concerns about the proposal. The main concern is that Inspired Solutions (IS) have not to-date completed any developments and so have very limited experience in providing affordable housing. It is recognised that the Council's exposure will be limited until a formal agreement is entered into, but this is considered to be a risk to the Council.
- 1.3 It is acknowledged that IS have agreements in place with other local authorities for 750 homes; however, these are in urban areas that are different from Huntingdonshire.
- 1.4 The Panel is aware of the significant need for affordable housing in the District. Councillor Taylor has expressed support for the proposal and has questioned whether Huntingdonshire residents will have priority when the dwellings are allocated. Councillors Taylor and Chapman have stressed that the Council should analyse the implications of Local Government Reorganization for the proposal, particularly its timing given that it will take three years to deliver the dwellings. Furthermore, Councillor Martin has questioned whether the proposal should proceed while the Local Plan is being reviewed.
- 1.5 Before the Cabinet decides to proceed with the proposal, the Panel recommends that the following should be completed:
  - A business plan including a full breakdown of costs should be prepared;
  - The implications of the references in the report to pensions should be analysed;
  - A comprehensive risk analysis should be completed including items identified by the Panel such as voids and vandalism.
- 1.6 Following the discussion, the Panel were informed that their comments would be added to the Cabinet report in order for Cabinet to make a decision upon the recommendations within the report, and additionally, the Panel request that the Cabinet consider adding the following recommendation to their report.
  - 1) The recommendation in paragraph 2.1 relating to the principle of establishing a partnership with IS has been accepted.
  - 2) However, for the reasons outlined above, the Panel has voted on and approved a formal proposal that **the Cabinet should be RECOMMENDED not to delegate authority to Officers as set out in paragraph 2.2.**

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## ONE LEISURE INDEPENDENT REVIEW UPDATE

### **3.0 Overview and Scrutiny Comments**

- 3.2 The Panel discussed the One Leisure Independent Review Update report at its meeting on 10th July 2025.
- 3.3 Councillor Shaw complemented the team on the report and noted that he particularly enjoyed reading the conclusion of the report.
- 3.4 Councillor Bywater echoed this and also noted that the Sawtry swimming pool project was very much appreciated by himself and the Sawtry community. He further questioned the timelines and planning to move the leisure centres towards Local Government Review (LGR). Following which, the Panel heard that an independent review would be undertaken to establish market position and what could be controlled within the Council's assets. The Panel were assured that the Council were mindful of the progress and successes of One Leisure and would endeavour to protect this during and following the move into LGR.
- 3.5 Following a question from Councillor Alban, the Panel heard that 60% of One Leisure's revenue was generated through Health and Fitness, 20% through swimming lessons and 10% through casual swimming. These activities make up the bulk of focus of One Leisure. The Panel also heard that conversations and opportunities were being developed with the Football Foundation on collaborative opportunities in line with the Council's playing pitch strategy. It was noted that the popularity of sports at centres was continually monitored and considered in line with centre development opportunities.
- 3.6 Following this, it was noted that the Panel had no further comments or discussion to add and that this would be added to the Cabinet report in order for an informed decision to be made on the report recommendations.

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## REVISED CLIMATE ACTION PLAN

### 9.0 Overview and Scrutiny Comments

- 9.2 The Panel discussed the Annual Climate Report and Action Plan Update at its meeting on 10th July 2025.
- 9.3 Councillor Criswell congratulated Officers on the report, which he felt was comprehensive with the exception of demonstrating value for money and how the team assessed which projects are to be progressed. The Panel heard that cost benefit is considered with each decision made but that it was difficult to measure value for money as this was subjective. Councillor Wells further questioned whether any projects had been ruled out due to the associated costs, following which, the Panel heard that costs were considered and options were weighed up ensuring a balanced approach was taken on the Council's journey to Net Zero.
- 9.4 In response to a question from Councillor Alban relating to the Council's Electric Vehicle Charging Strategy and how success was being measured the Panel heard that the detail on this would be sought and brought back to the Panel at a future date, potentially via the Climate Working Group. It was noted that there was a desire for the Panel to be a critical friend in this process.
- 9.5 Councillor Shaw expressed concern that the journey to Net Zero would become progressively harder as more and more big ticket items were achieved. It was noted that the process worked as a funnel with big gains in CO2 savings achieved initially filtering down to the smaller savings. It was also advised that with anticipated improvements in technologies the smaller savings would become more achievable.
- 9.6 It was observed by Councillor Hunt that Climate Change is an abstract topic but that the report and presentation from the team demonstrated the wealth of good work undertaken and translated what that good work meant for residents.
- 9.7 It was advised, following a question from Councillor Shaw that the procurement training from Anglia Ruskin University had been specific for the Council's procurement team.
- 9.8 Following this, it was noted that the Panel had no further comments or discussion to add and that this would be added to the Cabinet report in order for an informed decision to be made on the report recommendations.

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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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