

Dear Councillor

COUNCIL - WEDNESDAY, 9 SEPTEMBER 2026

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

- 1.The amendment to the motion from Councillor R Coogan
- 2.The amendment to Councillor Coogan's amendment from Councillor P Hodgson-Jones

**Agenda Item
No.**

**4. NOTICES OF MOTION(Pages 3 - 14)
a) Motion from Councillor R Coogan**

**Capital & Centric Regeneration Schemes, Accountability and
Protection of Public Funds**

This Council notes that:

1. Huntingdonshire District Council has committed public resources to regeneration work undertaken with Capital & Centric in relation to:
 - Tebbutts Road car park, St Neots;
 - Princes Street bus station and car park, Huntingdon; and
 - the former cattle market square and gatehouse, St Ives.
2. Regeneration is important to the future prosperity of Huntingdonshire's towns. However, regeneration involving public money and publicly owned assets must be founded upon clear objectives, a robust business case, demonstrable public benefit, value for money, proper scrutiny and meaningful engagement with the communities affected.
3. Members who previously supported progression of this work have subsequently expressed publicly that the proposals which emerged were not what they understood the Council had sought or expected from the process.
4. Those concerns create a legitimate need to establish, as a matter of fact, what services, outputs and deliverables were commissioned,

what was subsequently authorised, what has been delivered and what public money has been expended.

5. Where a council commissions work from an external organisation, residents are entitled to expect that the Council will satisfy itself that the services and deliverables paid for were provided in accordance with the contractual arrangements, approved instructions and agreed objectives.
6. Equally, no conclusion that any contractor, consultant or development partner has failed in its contractual obligations should be reached without examination of the evidence, contractual documentation and appropriate professional legal advice.
7. Money already spent must never, of itself, become a justification for spending further public money. Decisions about future expenditure should be based upon the current merits, costs, risks and likely public benefits of proceeding.

This Council therefore resolves to:

1. Protecting taxpayers' money is a fundamental responsibility of this Council.
2. Regeneration should enhance town centres, support existing and future businesses, improve accessibility and confidence, and deliver identifiable benefits for the residents whose assets and money are being used.
3. Where the objectives of a publicly funded project have materially changed, have not been delivered, or no longer represent sufficient value for money, the Council should be prepared to stop, reassess and, where necessary, change course.
4. Where professional examination establishes that services or deliverables paid for by this Council were not provided in accordance with contractual obligations, the Council should pursue every proportionate and lawful avenue available to protect the public purse and recover money properly due to it.
5. Such decisions must be based upon evidence and professional advice, rather than political preference, retrospective disagreement with a design proposal, or assumptions about contractual performance.
6. Residents should be able to see clearly what public money was spent, what was commissioned, what was delivered and what action has been taken to protect their interests.

This Council therefore resolves to:

1. State that Full Council does not support the further progression of the current contract, and disengages with Capital & Centric completely including work started on:
 - Tebbutts Road car park, St Neots;
 - Princes Street bus station and car park, Huntingdon; and
 - the former cattle market square and gatehouse, St Ives.
2. Request that Cabinet takes all lawful and contractually permissible steps to bring the Council's participation in the current proposals for those sites to an orderly conclusion, having full regard to the Council's contractual, procurement, financial and statutory obligations.
3. Request that no further discretionary expenditure, commission, instruction or material officer resource is committed to developing the current proposals, except where such expenditure or action is:
 - required by an existing legal or contractual obligation;
 - necessary to protect the Council's legal or financial position;
 - or
 - specifically authorised following consideration of a clear and evidenced financial justification.
4. Request that the Monitoring Officer, Section 151 Officer and other appropriate senior officers undertake, or commission where independence or specialist expertise makes this appropriate, a comprehensive contractual, financial and governance review of the Council's relationship with Capital & Centric in relation to the three schemes.
5. Request that the review establishes, so far as the evidence permits:
 - the original objectives approved for each scheme;
 - the services, outputs and deliverables commissioned;
 - the contractual basis upon which those services were commissioned;
 - all material instructions subsequently issued by or on behalf of the Council;
 - any changes to scope, objectives or deliverables and the authority by which those changes were approved;
 - all payments made and liabilities incurred by the Council;
 - what services, work products and deliverables were actually received;
 - whether those outputs complied with the relevant contractual requirements and authorised instructions;
 - whether any material service, output or deliverable was omitted, altered or not provided;
 - whether any contractual variation was properly approved and documented;

- whether there is evidence of non-performance, defective performance, breach of contract, overpayment or any other matter capable of giving rise to a financial remedy;
 - what termination, dispute-resolution, warranty, indemnity, repayment or other contractual protections are available to the Council;
 - whether any recoverable loss has been suffered by the Council; and
 - the reasonable prospects, likely costs and proportionality of pursuing recovery.
6. Request that, where the review identifies a proper legal basis and a proportionate financial case for recovery, Cabinet and the appropriate officers take all reasonable and lawful steps available to protect the Council's position and recover taxpayers' money, including where appropriate:
- contractual repayment or reimbursement;
 - recovery of overpayments or sums otherwise due;
 - negotiation;
 - formal contractual dispute procedures;
 - mediation or other alternative dispute resolution;
 - enforcement of contractual warranties, indemnities or other remedies; and
 - where necessary, proportionate and supported by professional legal advice, civil proceedings.
7. Request that where professional legal advice identifies a claim with reasonable prospects of success and a potentially material recovery for the Council, any decision not to pursue that claim is supported by a documented assessment of the legal, financial and commercial reasons for that decision.
8. Request that the review also considers whether the Council's own governance, commissioning, contract-management or decision-making arrangements contributed to any failure to achieve the originally approved objectives, so that responsibility is established fairly and lessons are learned regardless of where any failure occurred.
9. Request that the findings are reported to Cabinet and the relevant Overview and Scrutiny Panel, subject only to those redactions genuinely necessary to protect legal professional privilege, commercially confidential information, personal data or the Council's position in any potential proceedings.
10. Request that the report includes, as a minimum:
- total public expenditure incurred on each scheme;
 - contractual commitments and liabilities remaining;
 - any potential termination costs;
 - the services and deliverables commissioned;

- the services and deliverables received;
- any sums considered potentially recoverable;
- the proposed course of action to protect the Council's financial position;
- an assessment of whether value for money has been achieved; and
- recommendations for improving the governance of future major regeneration projects.

11. Request that, subject to legal and commercial restrictions, sufficient information is subsequently published to allow residents to understand what money was spent, what the Council received in return and what action has been taken to protect the public purse.

12. Require that any future proposal for substantive regeneration of these three sites is supported by a robust and transparent business case before significant public resources are committed, including:

- clearly defined objectives and measurable public benefits;
- economic impact;
- impact upon existing businesses and town-centre vitality;
- parking, transport and accessibility implications;
- financial costs and funding assumptions;
- risk and sensitivity analysis;
- consideration of viable alternative options;
- the consequences of taking no action;
- clear governance and accountability arrangements; and
- meaningful consultation with residents, businesses, relevant town councils and other affected stakeholders.

13. Reaffirm that this Council supports ambitious and appropriate regeneration across Huntingdonshire, but that ambition must be accompanied by accountability, sound financial management, proper scrutiny and demonstrable benefit to the communities whose money and assets are being used.

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Capital & Centric Motion (Alteration submitted by Ryan Coogan)

Capital & Centric Regeneration ~~Schemes, Accountability~~ Schemes: Accountability, Disengagement and Protection of Public Funds

This Council notes that:

1. Huntingdonshire District Council ~~has committed public resources to regeneration work undertaken with~~ has, through a Work Order placed under the Bloom NEPRO3 framework, commissioned Capital & Centric to undertake feasibility, design and associated regeneration work in relation to:
 - Tebbutts Road car park, St Neots; • Princes Street bus station and car park, Huntingdon; and • the former cattle market square and gatehouse, St Ives.
2. Regeneration is important to the future ~~prosperity~~ , prosperity, vitality and sustainability of Huntingdonshire's towns. However, regeneration involving public money and publicly owned assets must be founded upon clear objectives, a robust business case, demonstrable public benefit, value for money, proper scrutiny and meaningful engagement with the communities affected.
3. Members ~~who previously supported progression of this work and residents~~ have ~~subsequently~~ expressed ~~publicly significant concern~~ that the proposals which emerged ~~were did~~ not reflect what they understood the Council had originally sought or what local communities expected from the process.
4. Those concerns create a legitimate need to establish, as a matter of fact, what ~~services, outputs and deliverables were~~ was originally approved, what was commissioned, what was subsequently ~~authorised, instructed or varied,~~ what has been ~~delivered delivered, what remains outstanding~~ and what public money has been ~~expended. expended or committed.~~
5. ~~Where a council~~ Residents are entitled to expect that where the Council commissions work from an external organisation, ~~residents are entitled to expect that~~ the Council will satisfy satisfies itself that the ~~services~~ services, outputs and deliverables paid for ~~were~~ have been provided in accordance with the relevant contractual arrangements, ~~approved authorised~~ instructions and agreed objectives.
6. ~~Equally, no~~ No conclusion that Capital & Centric, Bloom or any ~~contractor, consultant or development partner~~ other party has failed in its contractual obligations should be reached without proper examination of the evidence, contractual documentation and appropriate professional legal advice.
7. Equally, the Council must take no unnecessary step which weakens its contractual position, waives any right, releases any party from an obligation owed to the Council, prejudices any potential recovery action or prevents the Council from securing work, information or intellectual property for which taxpayers have already paid.
8. Money already spent must never, of itself, become a justification for spending further public money. Decisions about future expenditure should be based upon the current merits, costs, risks and likely public benefits of proceeding.
9. The current Capital & Centric proposals have not secured sufficient public confidence to justify their further progression in their present form.

This Council ~~therefore resolves to:~~ believes that:

1. Protecting taxpayer's money is a fundamental responsibility of this Council.

2. Regeneration should enhance town centres, support existing and future businesses, improve accessibility and confidence, and deliver identifiable and measurable benefits for the residents whose assets and money are being used.

3. Where the objectives of a publicly funded project have materially changed, have not been delivered, ~~or~~ no longer represent sufficient value for ~~money,~~ money or no longer command sufficient public confidence, the Council should be prepared to stop, reassess ~~and, where necessary, and~~ change course.

~~4. Where professional examination establishes that services or deliverables paid for by this Council were not provided in accordance with contractual obligations, the Council should pursue every proportionate and lawful avenue available to protect the public purse and recover money properly due to it.~~

~~5.~~ Such decisions must be based upon ~~evidence~~ evidence, sound financial management and professional ~~advice,~~ advice rather than ~~political preference,~~ assumptions about contractual performance or retrospective disagreement with ~~a design proposal, or assumptions about contractual performance.~~ proposals.

~~6.~~ 5. Residents should be able to see clearly what public money was spent, what was commissioned, what was ~~delivered~~ delivered, what remains outstanding and what action has been taken to protect their interests.

6. Ending the current Capital & Centric proposals should not prevent future regeneration of the three sites where new proposals are considered afresh, command appropriate public confidence and are supported by a robust and transparent business case.

This Council therefore resolves to:

1. ~~State~~ End further progression of the current proposals

Confirm that Full Council does not support the further progression of the current ~~contract, and disengages with~~ Capital & Centric ~~completely including work started on:~~

• proposals for Tebbutts Road car park, St Neots; • Princes Street bus station and car park, Huntingdon; and • the former cattle market square and gatehouse, St Ives.

The Council shall disengage from those current proposals through an orderly process which preserves the Council's legal, contractual, financial and intellectual property rights and does not prejudice any potential recovery action.

2. Freeze further discretionary expenditure and activity

Request that Cabinet ~~takes all lawful and contractually permissible steps to bring the Council's participation in the current proposals for those sites to an orderly conclusion, having full regard to the Council's contractual, procurement, financial and statutory obligations.~~

~~3.~~ Request appropriate officers ensure that no new commission, instruction, contract variation, further ~~discretionary expenditure, commission, instruction~~ Work Order or material officer resource is committed to ~~developing~~ Capital & Centric, directly or through Bloom, in relation to the ~~current proposals, except three sites, save~~ where ~~such expenditure or action is:~~ necessary to:

• ~~required by~~ meet an existing legal or contractual obligation; • ~~necessary to~~ protect the ~~Council's~~ Council's legal or financial position; • preserve the Council's contractual rights; • secure delivery of outputs already paid for; • preserve or secure intellectual property rights; • pursue or preserve any financial or contractual remedy; or • undertake action specifically authorised following consideration of a clear and evidenced financial or legal justification.

3. Protect the Council's contractual position

Request that Cabinet and the appropriate officers preserve the Council's position under the Bloom framework and relevant Work Order, including by:

• formally reserving the Council's rights in writing to Bloom and Capital & Centric; • securing delivery of all reports, designs, surveys, drawings, data, technical information and other deliverables for which the Council has paid; • confirming the Council's ownership of, or rights to use, intellectual property arising from work undertaken; • securing any licences necessary for future use of that work; • requesting and obtaining any collateral warranties to which the Council is entitled; • obtaining and reviewing the relevant sub-contractual arrangements between Bloom and Capital & Centric; • identifying any continuing obligations owed to the Council; and • taking no unnecessary step and making no statement which could be construed as waiver, acceptance of performance, release of contractual obligations or abandonment of any potential claim before appropriate professional legal advice has been obtained.

4. Undertake a comprehensive review

Request that the Monitoring Officer, Section 151 Officer and other appropriate senior officers undertake, or commission independently where ~~independence or~~ specialist expertise or independence makes this appropriate, a comprehensive contractual, financial and governance review of the ~~Council's~~ Council's relationship with Bloom and Capital & Centric in ~~relation to~~ respect of the three schemes.

5. Establish the full contractual and financial position

Request that the review establishes, so far as the available evidence permits:

• the original objectives approved for each scheme; • the authority under which the Work Order was placed; • the material terms of the Work Order and framework arrangements; • the services, outputs and deliverables originally commissioned; • the contractual basis upon which those services were commissioned; • all material instructions subsequently issued by or on behalf of the Council; • any changes to scope, ~~objectives objectives,~~ design requirements or ~~deliverables deliverables;~~ • who authorised any such changes and ~~the authority by which~~ under what delegated or Member authority; • whether those ~~changes variations~~ were ~~approved;~~ properly approved and documented; • all payments made and liabilities incurred by the Council; • any remaining financial or contractual commitments; • what services, work products and deliverables were actually received; • what services, work products or deliverables remain outstanding; • whether ~~those the~~ outputs supplied complied with the relevant contractual requirements and authorised instructions; • whether any material service, output or deliverable was omitted, altered or not provided; • whether ~~any contractual variation was properly approved and documented;~~ ~~• whether~~ there is evidence of non-performance, defective performance, breach of contract, overpayment or any other matter capable of giving rise to a financial or contractual remedy; • what termination, dispute-resolution, warranty, indemnity, ~~repayment~~ repayment, reimbursement, audit or other contractual protections are available to the Council; • whether any recoverable loss has been ~~suffered by the Council; and suffered;~~ • the reasonable prospects, likely costs and proportionality of pursuing ~~recovery. any~~ recovery action; and • whether the Council's own governance, commissioning, contract-management or decision-making arrangements contributed to any failure to achieve the originally approved objectives.

6. Pursue recovery where justified

Request that, where the review identifies a proper legal basis and a proportionate financial case for recovery, Cabinet and the appropriate officers take all reasonable and lawful steps available to protect the ~~Council's~~ Council's position and recover ~~taxpayers' money, including taxpayers' money.~~

Such action may include, where appropriate:

- contractual repayment or reimbursement; • recovery of overpayments or sums otherwise due; • negotiation; • formal contractual dispute procedures; • mediation or other alternative dispute resolution; • enforcement of contractual warranties, indemnities or other remedies; and • where necessary, proportionate and supported by professional legal advice, civil proceedings.

7. Require reasons where viable recovery action is not pursued

Request that where professional legal advice identifies a claim with reasonable prospects of success and a potentially material financial recovery for the Council, any decision not to pursue that claim is supported by a documented assessment of the legal, financial and commercial reasons for that decision.

8. Examine the Council's own governance

Request that the review ~~also~~ considers whether the ~~Council's~~ Council's own commissioning, procurement, governance, ~~commissioning,~~ contract-management or decision-making arrangements contributed to any failure to achieve the originally approved ~~objectives, so objectives.~~

The purpose of this element of the review shall be to establish responsibility fairly, identify any governance or control weaknesses and ensure that ~~responsibility is established fairly and~~ lessons are learned regardless of where any failure occurred.

9. Report the findings

Request that the findings of the review are reported to Cabinet and the relevant Overview and Scrutiny Panel, subject only to those exemptions or redactions genuinely necessary to ~~protect~~ protect:

- legal professional ~~privilege,~~ privilege; • commercially confidential ~~information,~~ information;
- personal ~~data~~ data; or • the ~~Council's~~ Council's position in any potential or ongoing proceedings.

10. Require a clear public financial account

Request that the report includes, as a minimum:

- total public expenditure incurred on each scheme; • remaining contractual commitments and ~~liabilities remaining;~~ liabilities; • any potential termination or disengagement costs; • the services and deliverables commissioned; • the services and deliverables received; • any services or deliverables remaining outstanding; • any sums considered potentially recoverable; • the proposed course of action to protect the ~~Council's~~ Council's financial position; • an assessment of whether value for money has been achieved; and • recommendations for improving the ~~governance~~ governance, commissioning and contract management of future major regeneration projects.

11. Publish sufficient information for residents

Request that, subject to legitimate legal and commercial restrictions, sufficient information is subsequently published to allow residents to ~~understand~~ understand:

- what money was ~~spent,~~ spent; • what the Council commissioned; • what the Council received in ~~return~~ return; • what remains outstanding; • whether any money may be recoverable; and • what action has been taken to protect the public purse.

12. Start afresh on any future regeneration proposals

Require that any future proposal for substantive regeneration of ~~these~~ the three sites is considered afresh and is not treated as a continuation or automatic revival of the current Capital & Centric proposals.

Any future proposal must be supported by a robust and transparent business case before significant public resources are ~~committed, including:~~ committed.

That business case shall include, as a minimum:

- clearly defined objectives and measurable public benefits; • economic impact; • impact upon existing businesses and town-centre vitality; • impact on residents and surrounding communities; • parking, transport and accessibility implications; • financial costs and funding assumptions; • ongoing financial implications for the Council; • risk and sensitivity analysis; • consideration of viable alternative options; • the consequences of taking no action; • clear governance and accountability arrangements; • appropriate procurement and contract-management arrangements; and • meaningful consultation with residents, businesses, the relevant town councils and other affected stakeholders.

13. Reaffirm support for appropriate regeneration

Reaffirm that this Council supports ambitious and appropriate regeneration across Huntingdonshire, but that ambition must be accompanied by accountability, sound financial management, proper ~~scrutiny~~ scrutiny, meaningful public engagement, robust contractual governance and demonstrable benefit to the communities whose money and assets are being used.

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Capital & Centric Regeneration Schemes, Accountability and Protection of Public Funds

This Council notes that:

1. Huntingdonshire District Council has committed public resources to regeneration work undertaken with Capital & Centric in relation to:
 - Tebbutts Road car park, St Neots;
 - Princes Street bus station and car park, Huntingdon; and
 - the former cattle market square and gatehouse, St Ives.
2. Regeneration is important to the future prosperity of Huntingdonshire's towns. However, regeneration involving public money and publicly owned assets must be founded upon clear objectives, a robust business case, demonstrable public benefit, value for money, proper scrutiny and meaningful engagement with the communities affected.
3. Members who previously supported progression of this work have subsequently expressed publicly that the proposals which emerged were not what they understood the Council had sought or expected from the process.
4. Those concerns create a legitimate need to establish, as a matter of fact, what services, outputs and deliverables were commissioned, what was subsequently authorised, what has been delivered and what public money has been expended.
5. Where a council commissions work from an external organisation, residents are entitled to expect that the Council will satisfy itself that the services and deliverables paid for were provided in accordance with the contractual arrangements, approved instructions and agreed objectives.
6. Equally, no conclusion that any contractor, consultant or development partner has failed in its contractual obligations should be reached without examination of the evidence, contractual documentation and appropriate professional legal advice.
7. Money already spent must never, of itself, become a justification for spending further public money. Decisions about future expenditure should be based upon the current merits, costs, risks and likely public benefits of proceeding.

This Council therefore resolves to:

1. Request that no further discretionary work or expenditure is committed to progressing the current Capital & Centric proposals for the three sites, except where required to meet existing legal or contractual obligations or to protect the Council's financial or legal position.
2. Request that the Monitoring Officer and Section 151 Officer instigate an independent comprehensive review of the Council's relationship with Capital & Centric. This review should be conducted by independent experts unconnected to the Council's service area responsible for regeneration but may include support from RSM as the Council's Internal Auditors, Corporate Governance Committee, Overview and Scrutiny panels, and other appropriate independent or specialist input where necessary.
3. Require that the review establishes, so far as the evidence permits:
 - o what objectives, services and deliverables were commissioned;

- what instructions or changes were subsequently authorised and by whom;
 - what money has been spent or committed;
 - what work and deliverables were received;
 - whether contractual requirements were met;
 - whether any money may properly be recoverable; and
 - whether the Council's own governance, commissioning, oversight or contract-management arrangements contributed to the outcome.
4. Request that any lawful and proportionate steps necessary to protect or recover public money are taken where supported by professional advice.
5. Request that the findings are reported to Cabinet, Corporate Governance Committee and the relevant Overview and Scrutiny Panel and, subject to lawful redactions, published so residents can see what was commissioned, what was spent, what was delivered and what lessons must be learned.

6. _

1. ~~Protecting taxpayers' money is a fundamental responsibility of this Council.~~
2. ~~Regeneration should enhance town centres, support existing and future businesses, improve accessibility and confidence, and deliver identifiable benefits for the residents whose assets and money are being used.~~
3. ~~Where the objectives of a publicly funded project have materially changed, have not been delivered, or no longer represent sufficient value for money, the Council should be prepared to stop, reassess and, where necessary, change course.~~
4. ~~Where professional examination establishes that services or deliverables paid for by this Council were not provided in accordance with contractual obligations, the Council should pursue every proportionate and lawful avenue available to protect the public purse and recover money properly due to it.~~
5. ~~Such decisions must be based upon evidence and professional advice, rather than political preference, retrospective disagreement with a design proposal, or assumptions about contractual performance.~~
6. ~~Residents should be able to see clearly what public money was spent, what was commissioned, what was delivered and what action has been taken to protect their interests.~~

This Council therefore resolves to:

1. ~~State that Full Council does not support the further progression of the current contract, and disengages with Capital & Centric completely including work started on:~~
 - ~~—Tebbutts Road car park, St Neots;~~
 - ~~—Princes Street bus station and car park, Huntingdon; and~~
 - ~~—the former cattle market square and gatehouse, St Ives.~~

2. Request that Cabinet takes all lawful and contractually permissible steps to bring the Council's participation in the current proposals for those sites to an orderly conclusion, having full regard to the Council's contractual, procurement, financial and statutory obligations.
3. Request that no further discretionary expenditure, commission, instruction or material officer resource is committed to developing the current proposals, except where such expenditure or action is:
 - required by an existing legal or contractual obligation;
 - necessary to protect the Council's legal or financial position; or
 - specifically authorised following consideration of a clear and evidenced financial justification.
4. Request that the Monitoring Officer, Section 151 Officer and other appropriate senior officers undertake, or commission where independence or specialist expertise makes this appropriate, a comprehensive contractual, financial and governance review of the Council's relationship with Capital & Centric in relation to the three schemes.
5. Request that the review establishes, so far as the evidence permits:
 - the original objectives approved for each scheme;
 - the services, outputs and deliverables commissioned;
 - the contractual basis upon which those services were commissioned;
 - all material instructions subsequently issued by or on behalf of the Council;
 - any changes to scope, objectives or deliverables and the authority by which those changes were approved;
 - all payments made and liabilities incurred by the Council;
 - what services, work products and deliverables were actually received;
 - whether those outputs complied with the relevant contractual requirements and authorised instructions;
 - whether any material service, output or deliverable was omitted, altered or not provided;
 - whether any contractual variation was properly approved and documented;
 - whether there is evidence of non-performance, defective performance, breach of contract, overpayment or any other matter capable of giving rise to a financial remedy;
 - what termination, dispute resolution, warranty, indemnity, repayment or other contractual protections are available to the Council;
 - whether any recoverable loss has been suffered by the Council; and
 - the reasonable prospects, likely costs and proportionality of pursuing recovery.
6. Request that, where the review identifies a proper legal basis and a proportionate financial case for recovery, Cabinet and the appropriate officers take all reasonable and lawful steps

available to protect the Council's position and recover taxpayers' money, including where appropriate:

- contractual repayment or reimbursement;
- recovery of overpayments or sums otherwise due;
- negotiation;
- formal contractual dispute procedures;
- mediation or other alternative dispute resolution;
- enforcement of contractual warranties, indemnities or other remedies; and
- where necessary, proportionate and supported by professional legal advice, civil proceedings.

7. Request that where professional legal advice identifies a claim with reasonable prospects of success and a potentially material recovery for the Council, any decision not to pursue that claim is supported by a documented assessment of the legal, financial and commercial reasons for that decision.

8. Request that the review also considers whether the Council's own governance, commissioning, contract management or decision-making arrangements contributed to any failure to achieve the originally approved objectives, so that responsibility is established fairly and lessons are learned regardless of where any failure occurred.

9. Request that the findings are reported to Cabinet and the relevant Overview and Scrutiny Panel, subject only to those redactions genuinely necessary to protect legal professional privilege, commercially confidential information, personal data or the Council's position in any potential proceedings.

10. Request that the report includes, as a minimum:

- total public expenditure incurred on each scheme;
- contractual commitments and liabilities remaining;
- any potential termination costs;
- the services and deliverables commissioned;
- the services and deliverables received;
- any sums considered potentially recoverable;
- the proposed course of action to protect the Council's financial position;
- an assessment of whether value for money has been achieved; and
- recommendations for improving the governance of future major regeneration projects.

11. Request that, subject to legal and commercial restrictions, sufficient information is subsequently published to allow residents to understand what money was spent, what the Council received in return and what action has been taken to protect the public purse.

12. ~~Require that any future proposal for substantive regeneration of these three any Council owned sites is supported by a robust and transparent business case before significant public resources are committed, including:~~

- clearly defined objectives ~~and~~ measurable public benefits;
- ~~economic impact;~~
- impacts upon existing businesses ~~and town-centre vitality;~~
- parking, transport and accessibility implications;
- financial costs and funding assumptions;
- risk and sensitivity analysis;
- consideration of viable alternative options;
- ~~the consequences of taking no action;~~
- clear governance and accountability arrangements; and
- meaningful consultation with residents, businesses, relevant town councils and other affected stakeholders.

13. ~~Reaffirm that T~~this Council ~~reaffirms its supports support for~~ ambitious and appropriate regeneration across Huntingdonshire, but that ambition must be accompanied by accountability, sound financial management, proper scrutiny and demonstrable benefit ~~to the communities whose money and assets are being used.~~

14. Request that the Chief Executive re-call the LGA peers who previously visited the Council, to assess officer and member conduct with regard to the Council's partnership with Capital & Centric.

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