



A meeting of the **TREASURY AND CAPITAL MANAGEMENT GROUP** will be held in the **LANCASTER & STIRLING, CIVIC SUITE, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **TUESDAY, 20 OCTOBER 2026** at **12:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

1. MINUTES (Pages 7 - 14)

To approve as a correct record the Minutes of the Treasury and Capital Management Group meeting held on 28th July 2026.

Contact Officer: B Buddle

2. MEMBER'S INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

3. TREASURY MANAGEMENT UPDATE APRIL TO AUGUST 2026 (Pages 15 - 24)

The Group is invited to note the contents of the report and to endorse the continued prudent approach to treasury management.

Contact Officer: S Beard

4. 2026/27 CAPITAL PROJECTS UPDATE TO AUGUST 2026 (Pages 25 - 36)

The Group is invited to comment on and approve the recommendations within the report.

Contact Officer: S Beard

5. LOVE'S FARM PATH REPAIRS AND STATION SQUARE IMPROVEMENTS (Pages 37 - 46)

The Group is invited to comment on and approve the recommendations within the report.

Contact Officer: A Rogan

6. COMMERCIAL INVESTMENT STRATEGY REPORT (Pages 47 - 58)

The Group is asked to consider and note the report.

Contact Officer: M Raby

7. HUNTINGDON SPORT AND HEALTH HUB UPDATE REPORT (Pages 59 - 66)

The Group is invited to comment on the report and consider the recommendations within the report.

Contact Officer:

8. ACQUISITION OF THE AMBER CENTRE (Pages 67 - 76)

The Group is invited to comment on the report and consider the recommendations within the report.

Contact Officer: P Scott

12 day of October 2026

Michelle Sacks

Chief Executive and Head of Paid Service

Disclosable Pecuniary Interests and other Registerable and Non-Registerable Interests.

Further information on [Disclosable Pecuniary Interests and other Registerable and Non-Registerable Interests is available in the Council's Constitution](#)

Filming, Photography and Recording (including Live Streaming) at Council Meetings

This meeting will be filmed for live and/or subsequent broadcast on the Council's YouTube site. The whole of the meeting will be filmed, except where there are confidential or exempt items. If you make a representation to the meeting you will be deemed to have consented to being filmed. By entering the meeting you are also consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If you have any queries regarding the streaming of Council meetings, please contact Democratic Services on 01480 388169.

The District Council also permits filming, recording and the taking of photographs at its meetings that are open to the public. Arrangements for these activities should operate in accordance with [guidelines](#) agreed by the Council.

Please contact Mrs Beccy Buddle, Democratic Services Officer, Tel No: 01480 388008/e-mail Beccy.Buddle@huntingdonshire.gov.uk if you have a

general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the [District Council's website](#).

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

Attending Council and Committee Meetings

Huntingdonshire District Council welcomes members of the public to attend meetings that are open to the public.

Members of the public may attend, film, photograph, and report on meetings that are open to the public. *

In some circumstances, a meeting may resolve to exclude the public and press to consider confidential or exempt information. Where this occurs, members of the public and press will be asked to leave the meeting room for that part of the meeting.

Most public meetings are webcast live, and recordings are available afterwards. This means you do not need to attend in person to follow proceedings.

The council permits public speaking at the Development Management Committee (planning) meetings.

View further information about [public speaking at Development Management Committees \[PDF, 0.5MB\]](#)

The council permits public questions at full council meetings. View further information about [submitting a question \[PDF, 0.1MB\]](#).

Public access and seating

Meetings that are open to the public can be attended by anyone.

Seating in public areas is limited. Where demand exceeds the number of seats available, admission will be managed on a first-come, first-served basis, with priority given in the following order:

1. People who live, work or own property within the Huntingdonshire District
2. Other interested members of the public.

This means that attendees within each priority group will be admitted in the order they arrive, subject to the number of seats available.

Reserved seating

Council Meetings - If you have registered in advance to ask a public question at a meeting of Full Council in accordance with the Council's [Constitution \[PDF, 1.5MB\]](#), a seat will be reserved for you.

Development Management, Licensing and Other Regulatory Hearings - If you have registered to speak or make representations in relation to an application or matter being considered by the Committee, a seat will be reserved for you.

You do not need to arrive early to secure your place.

When seating is full

Once all public seats are occupied, no further admission will be possible. Standing is not permitted in meeting rooms. Additional seating cannot normally be provided, except where required as a reasonable adjustment for accessibility needs, including carers or support workers.

For meetings of the Development Management Committee, Licensing Committee and other regulatory hearings, priority will be given to applicants, objectors, registered speakers and other parties directly involved in agenda items.

Arrival, sign-in and security

All visitors must sign in on arrival.

If attendance is expected to exceed capacity, you may be asked to provide evidence that you live, work or own property within the Huntingdonshire District so that seating priority can be allocated fairly. In these circumstances, we would request a photographic ID and evidence of your address or work premises. We recommend bringing only essential items.

Bags and personal belongings may be subject to security checks. Where necessary, security staff may also conduct further searches.

These arrangements apply equally to all public attending and are intended to help ensure meetings can take place safely and without disruption.

Any personal information collected as part of the sign-in process will be used only for meeting management and safety purposes in accordance with the [Council's Privacy Notice](#). Information will be retained no longer than is necessary.

Items not permitted

- Placards, banners, flags or similar items
- Knives, scissors or other sharp objects

- Whistles, air horns, loudhailers or other noise-making devices
- Bottles or other containers containing liquids, except drinking water intended for personal use during the meeting
- Any item that security staff reasonably believe could compromise safety or disrupt the meeting.

If you wish to bring large or specialist equipment into the meeting, such as recording equipment, please contact [Democratic Services](#) in advance via email to help avoid delays when entering the meeting.

Behaviour at meetings

Everyone attending a meeting is expected to treat others with courtesy and respect. Any form of verbal or physical abuse will not be tolerated. Anyone presenting such behaviour will be asked to leave immediately.

Accessibility

If you have any accessibility requirements, it would be helpful to contact [Democratic Services](#) before the meeting so we can fully support you.

Speaking at a meeting or asking a question

Members of the public may ask questions at meetings of Full Council.

Members of the public may also speak or make representations at meetings of the Development Management Committee, Licensing Committee, and other regulatory hearings where public participation arrangements apply.

Please note that this must be arranged in advance in accordance with the Council's Constitution.

Feedback

If you have concerns about how these arrangements were applied at a meeting, please contact [Democratic Services](#).

Legal framework

*Public access to meetings, and the right to film, photograph, record and report proceedings, are governed by legislation including the Local Government Act 1972, Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, Local Audit and Accountability Act 2014 and Openness of Local Government Bodies Regulations 2014.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the TREASURY AND CAPITAL MANAGEMENT GROUP held in the LANCASTER & STIRLING ROOM, CIVIC SUITE, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Tuesday, 28 July 2026.

PRESENT: Councillors S J Conboy, J E Harvey and B A Mickelburgh.

APOLOGIES: None.

1. ELECTION OF CHAIR

RESOLVED

that Councillor J Harvey be elected Chair for the Municipal Year.

Councillor Harvey in the Chair.

2. MEMBERS' INTERESTS

Councillor S Conboy declared an Other Registrable Interest in Minute No 7 by virtue of the fact that she was a Non-Executive Director of Cambridgeshire Horizons.

Councillor B Mickelburgh declared an Other Registrable Interest in Minute No 9 by virtue of the fact that he was a Non-Executive Director of the Huntingdonshire Football Association and the Association had targets for pitches. On the grounds that formal decisions on the project had already been completed and the Management Group was being asked to acknowledge and note progress, Councillor Mickelburgh remained in the room and participated in the discussion and voting on the item.

Councillor J Harvey declared an Other Registrable Interest in Minute No 10 by virtue of the fact that she was the Chair of Huntingdon and District Cricket Club.

3. NOTING OF TERMS OF REFERENCE

The Management Group's Terms of Reference were received and noted.

4. TREASURY MANAGEMENT UPDATE 2026/27 QUARTER 1

The Management Group gave consideration to a report by the Head of Finance (a copy of which is appended in the Minute Book) containing the Treasury Management Update 2026/27 for Quarter 1. In introducing the report, the Financial and Treasury Accountant drew Members' attention to the fact that there had been no borrowing

during the Quarter, that the Debt Management Office had been used for large investments or daily money requirements, that contrary to expectations rates had increased slightly and that the Council was benefitting from investing the cash it held. Having been advised that the Council had decisions to make regarding the use of its cash and on communications on it as part of the overall Budget, Members noted that the Council's financial management was sound.

Members discussed borrowing rates and whether the Council should move to fixed term borrowing and the approach to the Commercial Investment Strategy (CIS). It was noted that a report on the CIS would be submitted to the next meeting. Whereupon it was

RESOLVED

- a) that the Treasury Management activity undertaken during 2026/27 quarter 1 and the fact that it has been conducted in accordance with the approved Treasury Management Strategy 2026/27 be noted, and
- b) that the continued prudent approach to treasury management, including the increased use of inter-authority lending within the revised limits approved for 2026/27, subject to ongoing risk management and monitoring be endorsed.

5. 2026/27 CAPITAL PROJECTS UPDATE QUARTER 1

By means of a report by the Head of Finance (a copy of which is appended in the Minute Book) the Management Group received an update on 2026/27 Capital Projects in Quarter 1. The Financial and Treasury Accountant referred to the identification of additional funding particularly the use of the Community Infrastructure Levy (CIL) reserve for CIL projects and additional funding from St Neots Town Council and CIL for the Market Town and Priory Centre schemes. He also referred to capital projects, which appeared elsewhere on the Agenda and which would be reported to the Cabinet in September.

The Management Group was then acquainted with planned changes to the way the Budget was prepared and monitored and with new processes for making capital bids and the way overspends on capital projects were treated. Furthermore, the intention was to deliver capital projects within realistic timescales, minimising the impact of economic fluctuations while incorporating appropriate mitigation measures and governance arrangements.

RESOLVED

- a) that the Management Group has reviewed and commented on the Quarter 1 Expenditure and Forecast against budget; and
- b) that the Management Group has reviewed and commented on the current progress and status of projects.

6. COMMERCIAL INVESTMENT STRATEGY REPORT

Consideration as given to a report containing an update on the performance of the Council's commercial investment portfolio. It referred to seven property assets and the position and the financial implications of each were outlined. A copy of the report is appended in the Minute Book.

Reference was made to an issue with parking at the Rowley Centre, St Neots and discussion took place on whether it should be referred to in the Parking Strategy. Officers undertook to examine branding and other previous policies in relation to Council owned car parks compared with those employed towards privately owner car parks and to ensure the Strategy's principles were coherent. Generally, the implications of the Strategy for the Council's assets and the Commercial Investment Strategy would be taken into account.

RESOLVED

that the report be received and noted.

7. CAMBRIDGESHIRE HORIZONS LEGACY FUNDING

A report by the Head of Economy, Regeneration and Housing Delivery was submitted which sought authority to allocate remaining legacy Cambridgeshire Horizons funding to the Council's regeneration and economic development priorities. The remaining funding amounted to £2,841,500. A copy of the report is appended in the Minute Book.

Members were reminded of the relevant Council Priorities and advised of the alternative options for dealing with the money. They then were acquainted with details of possible uses of it if the Council decided to retain the money. Having noted the governance arrangements associated with the recommendations, it was

RESOLVED

- a) that the use of the remaining Cambridgeshire Horizon funding of £2,841,500 to support projects which align with the Council's agreed Corporate Priorities, including regeneration; economic development; and the Market Towns Programme projects, activities and initiatives be approved, and
- b) that authorisation be delegated to the Deputy Chief Executive & Corporate Director (Place) and the Corporate Director of Finance and Resources (S151 Officer) in consultation with the Portfolio Holder for Finance & Resources and the Portfolio Holder for Economy, Regeneration and Housing to identify and allocate funding to specific projects which accord with the Council's agreed Corporate Priorities and which would align with the Council's regeneration; economic development; and Market Towns Programme projects, activities and initiatives.

8. STONEHILL - FEASIBILITY STUDY

The Committee received and noted a report by the Facilities Manager – Hard Surfaces (a copy of which is appended in the Minute Book), which contained information on a proposed feasibility study on 2 Stonehill, Huntingdon and two “land locked” plots at the rear of the property. The property, all of which was in the Council’s ownership, had been vacant for three years and had been subject to criminal damage. The report outlined some potential options. The Management Group suggested that these might include using the plots of land at the rear for car parking. The outcome of the feasibility study would be submitted to a future meeting of the Management Group for consideration. Having concurred with the suggestion that the feasibility study should be undertaken, it was

RESOLVED

that the report be received and noted.

9. ONE LEISURE ST IVES OUTDOOR - 3G FOOTBALL PITCH

The Management Group received and noted a report by the Head of Leisure, Health and Environment (a copy of which is appended in the Minute Book) containing an update on the proposed additional 3G Artificial Turf Pitch at One Leisure St Ives Outdoor following Cabinet approval to proceed with the project in January 2026. The proposal was a strategic priority for the Council, would increase year round capacity for schools and clubs and would strengthen the One Leisure outdoor facilities.

Members were advised of the terms of an offer of grant funding from the Football Foundation towards the cost of the pitch. They then considered the options available to the Council. On the grounds that it would enable the Council to retain greater control over procurement, pricing, programming, booking arrangements, operating income and future pitch replacement arrangements, Members endorsed Option 3: that the Council should withdraw from the Football Foundation funding offer and deliver the project directly through its Capital Programme. This option would also avoid the long-term grant conditions and compliance requirements that would otherwise apply and would allow the Council to operate more commercially. Having noted that any further decisions would be submitted to the Cabinet, it was

RESOLVED

That the Management Group:

- a) Note the progress made on the proposed additional 3G Artificial Turf Pitch at One Leisure St Ives Outdoor since Cabinet approved the project in January 2026.
- b) Notes the revised total project cost of £836,883 and the Football Foundation funding offer of up to £216,883.
- c) Supports Option three, to withdraw from the Football Foundation funding offer and deliver the project directly

through the HDC capital programme, subject to planning permission and confirmation of the final project cost following procurement.

- d) Supports an increase to the capital budget for the project (subject to funding being confirmed being in place within the existing capital funding approved by Council and which may include CIL and confirmed by the s151, – in the context of the overall capital programme) in year of up to £251,883, comprising:
 - £216,883 to replace the Football Foundation grant contribution; and
 - £35,000 for the repayment of Football Foundation preliminary costs.
- e) Notes that delivery of the project will continue to support the priorities and actions identified in the Playing Pitch and Outdoor Sports Strategy, Local Football Facility Plan and the Independent Review of the Long-Term Operating Model for One Leisure.
- f) Noting existing delegations to Officers, support that the Head of Leisure, Health and Environment, in consultation with the Corporate Director (Place) and Corporate Director (Finance and Resources) and subject to funding being secured, the overall financial viability and affordability being confirmed by the s151:
 - Formally notify the Football Foundation of the Council's decision;
 - Conclude any associated financial and contractual arrangements;
 - Progress the scheme through planning, procurement and delivery; and
 - Make any non-material amendments required to facilitate delivery within the approved capital budget.
- g) Notes that the project will be managed through the Council's Transformation Hub process to provide appropriate governance, assurance, financial monitoring and benefits realisation.

10. ONE LEISURE HUNTINGDON

During their deliberations on a report by the Head of Leisure, Health and Environment (a copy of which is appended in the Minute book) on progress of the Huntingdon Sport and Health Hub project, the Management Group was reminded of its role and informed of legal advice on moving the project forward to delivery.

The Report confirmed that all of the conditions established by the Cabinet in October 2025 had been met or would be met at the

relevant point, which meant that the project would immanently move into the implementation phase. Following receipt of external legal advice, it was further confirmed that delegated powers already existed to enable the onward progression of the project to delivery.

The Management Group was provided with detailed financial information and modelling in respect of the project. It also reviewed the three project funding options. Having been acquainted with high level risks associated with project, the findings of a report on the social benefits that the project would deliver to residents and the terms of an updated Communication and Engagement Plan, it was

RESOLVED

That the Management Group:

a) Project & RIBA Stage 2 Recommendation Update:

Acknowledge and note the update provided by Officer's on the progression of the project through the relevant RIBA stages, up to the end of Stage 4 – see specific update as set out in Appendix 1.

b) Land & Legal:

Acknowledge and note the position statement and associated risks as set out by Browne Jacobson on the land and transfer negotiations included in Appendix 2.

Note existing delegations that enable the conclusion of all necessary negotiations with stakeholders in line with the expert legal advice from Browne Jacobson in Appendix 2; and which enable the Council to proceed to finalise and execute all legal agreements to allow the project to commence and move into delivery.

c) Delivery Management Agreement (DMA) & Main Building Contract:

Note and accept the legal status and associated risks identified by Browne Jacobson in Appendices 3 & 4 on the Delivery Management Agreement (DMA) and the Main Building Contract.

Note existing delegations that enable the conclusion of all necessary negotiations on the DMA and the Main Building Contract to allow the project to commence and be delivered and the intention to move it into delivery.

d) Finance & Project Funding:

Acknowledge and accept the update from Officers on the comparison in project costs and funding options provided between RIBA Stage 2 and RIBA Stage 4.

Note the final RIBA Stage 4 project costs and associated overview and justification – as set out in Appendix 7.

Note the overarching project financial position (RIBA Stage 4) as set out by Officers in Section 3 of the report now submitted.

Note the financial funding package and preferred option (Option 3) and structure set out by Officers in Section 3 which confirms final RIBA Stage 4 project funding and allows project commencement.

Note the existing delegations that enable the provision of funds from the identified sources within Section 3, to facilitate the project, as previously approved via the Council as part of the Capital Programme.

Note existing delegations that enable officers to proceed with the delivery of the project within the agreed funding envelope.

e) Communication & Engagement:

Acknowledge and accept the communication and engagement update provided within the report as set out in Section 8.

Note and accept the updated project Communication & Engagement Plan developed by the project team and Council Marketing & Communication's team as set out in Appendix 5.

Note existing delegations that enable delivery of all necessary stakeholder and wider communications associated with the delivery of the project.

f) RIBA Stage 5 (Commencement) & RIBA Stage 6 (Project Delivery & Completion):

Acknowledge and confirm the previous conditions set by Cabinet are either met, or will be met; and note the intention to move to project delivery and implementation now that planning permission is in place and that costs and financing matters are resolved; and note existing delegations that enable Officers to proceed with the commencement of the Huntingdon Sport & Health Hub leisure development project (including all necessary works and activities).

11. EXCLUSION OF PRESS AND PUBLIC

RESOLVED

that the press and public be excluded from the meeting because the business to be transacted contains exempt information relating to the financial or business affairs of any particular person (including the authority holding that information).

12. MINUTES

The Minutes of the meeting of the Management Group held on 10th June 2025 were approved as a correct record and signed by the Chair.

Chair

Treasury and Capital Management Group
20th October 2026

Report by: Head of Finance

Lead Cllr: Cllr J E Harvey
Executive Councillor for Finance
and Resources



Wards
ALL wards

Open / Exempt
Open

Key Decision?
No

Treasury Management Update 2026/27 – April to August 2026

Executive Summary:

This report provides an update on the Council's Treasury Management activity during 2026/27 - April to August 2026, covering the management of cash balances, investments, borrowing and the wider economic and interest rate context. It confirms compliance with the Treasury Management Strategy Statement (TMSS) approved by Council and outlines how treasury decisions have supported the capital programme and the Council's day-to-day financial stability.

Treasury Management underpins the Council's financial resilience and the safe delivery of its services and capital programme. Effective treasury activity:

- Ensures the Council has sufficient liquidity to meet obligations as they fall due.
- Protects public funds by prioritising security and liquidity over yield.
- Supports the Council's Medium-Term Financial Strategy (MTFS) by managing borrowing costs and optimising investment income within agreed risk parameters.

Key messages include:

- The economic environment remains challenging in the main because of the current global political environment, with UK inflation at 3.1% (CPI August 2026 target 2%) and the base rate at 3.75%, higher for longer than

originally forecast, influencing both investment returns and borrowing decisions.

- The Council increased its investable cash position, with balances increasing from the start of the quarter £65.7m to £81.5m by the end of August.
- No new borrowing was undertaken.
- Interest payable remained fully in line with budget, reflecting the benefit of the Council's long-term fixed-rate PWLB borrowing strategy.
- Overall interest rates on investments have increased marginally across the period April to August, creating some uncertainty over the trajectory of investment returns and borrowing decisions as the expectation was previously that the base rate would have bottomed out to a stable position (3-3.5%) by this point.
- Investment income levels achieved in 2025/26 are unlikely to be recurring once interest rates normalise, and this will be reflected in future financial planning

Recommendations

- 1.1 To note the Treasury Management activity undertaken during 2026/27 April to August and that it has been conducted in accordance with the approved Treasury Management Strategy 2026/27.
- 1.2 To endorse the continued prudent approach to treasury management, including the increased use of inter-authority lending within the revised limits approved for 2026/27, subject to ongoing risk management and monitoring.

Key Corporate Plan Priorities

Delivering good quality, high value for money services with good control and compliance with statutory obligations.

Report Author(s)

Oliver Colbert Financial and Treasury Accountant Oliver.Colbert@huntingdonshire.gov.uk
Sandra Beard Head of Finance Sandra.Beard@huntingdonshire.gov.uk

1. PURPOSE OF THE REPORT

- 1.1** To provide Members with an overview of how the Council has managed cash balances, investments and borrowing during the financial year, in line with approved policies and practices.
- 1.2** To confirm that all treasury management activities during 2026/27 have been undertaken in accordance with the TMSS approved by Council.
- 1.3** To summarise the prevailing economic conditions and interest rate environment during the year and explain how these have influenced investment performance and borrowing decisions.
- 1.4** To report on the Council's investment strategy, balances held, rates achieved and the prioritisation of security and liquidity ahead of yield.
- 1.5** To update Members on the Council's borrowing position.
- 1.6** To highlight future treasury management risks and opportunities, including interest rate uncertainty, capital programme borrowing pressures and the increased scope for inter-authority lending.

2. BACKGROUND & CONTEXT

- 2.1** It is best practice and prescribed treasury management practice, that Members are kept up to date with treasury management activity.
- 2.2** The Council approved the 2026/27 Treasury Management Strategy at its meeting on 25th February 2026.
- 2.3** All treasury management activity undertaken during 2026/27 April to August complied with the CIPFA Code of Practice and relevant legislative provisions.
- 2.4** The investment strategy is to invest any surplus funds in a manner that balances low risk of default by the borrower with a fair rate of interest. The Council's borrowing strategy permits borrowing for cash flow purposes and funding current and future capital expenditure over whatever periods are in the Council's best interests.

3. IMPLICATIONS OF THE DECISION

3.1 Council Key Priorities and Performance

Delivering good quality, high value for money services with good control and compliance with statutory obligations.

For details of the stewardship and returns of the council's investments and borrowing, refer to the 2026/27 Treasury Management Strategy and the quarterly treasury management report to Cabinet.

3.2 Financial Implications

Economy and Interest Rates

The economic environment remains challenging in the main because of the current global political environment, with inflation at 2.8% (target 2%), with the Bank of England highlighting oil and gas prices increases as the major cause. The increased prices being the result of the conflict in the Middle East and the partial closure of the Strait of Hormuz.

The base rate at 3.75%, is higher for longer than originally forecast, influencing both investment returns and borrowing decisions. The Base Rate has remained higher for longer as result of the Bank of England's attempt to control inflation, which has fallen faster than expected but is expected to rise again later in 2026 as a result of increased energy costs.

Investing Activities

The Council's investment activity during 2026/27 April to August continued to focus primarily on the Debt Management Office (DMO) and Money Market Funds (MMFs).

The DMO provides a secure investment option, with the return of principal guaranteed by HM Treasury. The rates offered by the DMO have remained relatively attractive, reflecting both prevailing market rates and the Government's ongoing borrowing requirements. However, DMO rates can be more volatile and less predictable, as they may be influenced by factors beyond general market conditions, as demonstrated during the period of the Truss-led government.

MMF investments are diversified across eight separate funds. Each fund invests in a wide range of counterparties, thereby spreading credit risk. MMFs provide same-day liquidity, making them a valuable tool for cash flow management, while also offering competitive market rates of return.

The Council's investable balances at the end of 2026/27 August had increased to £81.5m from £65.7m at April. This is in line with normal trends and expectations as precept payments (£18m to Cambridgeshire County Council, Fire, Police and Cambridgeshire and Peterborough Combined Authority) are not made in August. As a result the cash balance builds up in August, until the precept payments are paid in early September. The cash balance at the end of August 2025 was £82.2m, so the balance held at August 2026 is consistent with the 2025 balance. Quarter end balances and weighted average rates of return are set out in the tables below.

Treasury Investments

Total balances invested decreased marginally from £69.7m (including £4m CCLA Property Fund) at 31 March 2026 to £85.5m at 31 August 2026.

The weighted average rate of return increased from 3.74% to 3.81%, a marginal increase and possibly a reaction to the expectation interest rates may remain

higher for longer in order to control inflation, and also an increasing demand for borrowing from governments and large businesses.

Service Loan

The loan to Urban & Civic remained unchanged during the year and continues to generate a strong rate of return. This loan matures on 12 October 2028.

Treasury Investments

Investments	Balance 31/03/2026 £m	31/03/2026 Rate %	Balance 31/08/2026 £m	31/08/2026 Rate %
Treasury Investments				
Banks	0.223	2.00	0.203	2.00
DMADF DMO	46.300	3.70	61.850	3.88
Money Market Funds	19.180	3.77	19.420	3.75
Property Fund CCLA	4.000	4.60	4.000	4.67 ⁽¹⁾
	69.703	3.74	85.473	3.81
Service Loan				
Loan to Urban & Civic Ltd	1.986	6.93	1.986	6.93
	71.689		87.459	

⁽¹⁾Dividend yield on net asset value

Interest Earned

Total investment income for 2026/27 to date is shown in the table below.

Interest Earned	Budget 2026/27 £m	April to August 2026/27 £m
Investments	1.671	0.843 ⁽¹⁾
U&C Loan	0.120	0.034 ⁽²⁾
Property Fund	0.162	0.041 ⁽²⁾

⁽¹⁾To end of August 2026

⁽²⁾ To end of June 2026

Borrowing

The Council's borrowing position remained unchanged during April to August 2026/27, with no new long-term or short term borrowing undertaken during the period.

All borrowing relates to fixed-rate loans from the Public Works Loan Board (PWLb), providing long-term certainty over debt servicing costs.

Borrowing	Maturity Date	Balance 31/03/2026 £m	Rate %	Balance 31/08/2026 £m	Rate %
PWLB	26/06/2039	11.963	2.18	11.963	2.18
PWLB	11/03/2039	7.292	2.49	7.292	2.49
PWLB	02/10/2037	5.000	2.78	5.000	2.78
PWLB	19/12/2057	5.000	3.91	5.000	3.91
PWLB	19/12/2058	5.000	3.90	5.000	3.90
		34.255		34.255	

Interest payable during the year was in line with the approved budget. The fixed-rate nature of PWLB borrowing ensured that costs remained stable and predictable throughout the year.

Interest payable	Budget 26/27 £m	Actual To August 26/27 £m
PWLB	0.972	0.395

3.3 Policy Implications

N/A

3.4 Legal & Constitutional Implications

The Council is required by regulations issued under the Local Government Act 2003 to report throughout 2026/27, and so Cabinet will receive quarterly reports on Treasury Management activity, together with a more detailed mid-year report. The annual outturn report, incorporating treasury activity and the associated prudential and treasury indicators, will be presented to Cabinet in 2027. Additional reporting to Treasury and Capital Management Group will be made quarterly.

3.5 Community Impact

N/A

3.6 Environment & Climate Change Implications

The council's investments take account of the UN Principles for Responsible Banking (in particular Principle 1) and the UN Principles for Responsible Investments.

3.7 Equality & Diversity Implications

The council's investments take account of the UN Principles for Responsible Banking and the UN Principles for Responsible Investments (through ESG {Environmental, Social, Governance} principles).

3.8 Implications on Resources

As this report is for information and retrospective there are no implications for resources in future years, where any changes to financial resources occur these will be updated in the quarterly monitoring reports and future budgets and MTFS.

There are no direct implications on other resources, such as staffing or property.

3.9 Health & Wellbeing Implications

N/A

3.10 Local Government Reorganisation (LGR) Implications

This report is retrospective and therefore has limited impact on LGR implications.

4. RISK MANAGEMENT

Risk management considerations are set out in the annual Treasury Management Strategy, this is followed throughout the year when considering investment counterparties.

In addition

- Interest rates movement risks, as borrowing is at a fixed rate this will impact interest income.
- The possible need to borrow in future years to fund the capital programme, in a higher interest rate environment.
- Capital rephasing and/or acceleration in expenditure will put pressure on the cash balance position.
- Wider economic factors, including inflationary pressures and macro-economic instability, may impact interest rates, investment markets and access to borrowing, influencing future treasury decisions and financial planning assumptions.

5. BACKGROUND PAPERS– LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Document List	Custodian	File Location
Cash management spreadsheets	Finance Team	Finance shared drive
Quarterly monitoring reports	Finance Team	Finance shared drive
Treasury Management Strategy	Finance Team	Finance shared drive
Treasury and Performance indicators calculation spreadsheet	Finance Team	Finance shared drive

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Treasury and Capital Management Group
20th October 2026

Report by: Head of Finance

Lead Cllr: Cllr J E Harvey
Executive Councillor for Finance and
Resources



Wards
ALL wards

Open / Exempt
Open

Key Decision?
No

2026/27 Capital Projects Update – April to August 2026

Executive Summary:

This report provides an update on the Council's Capital Programme in 2026/27 based on the April to August 2026 expenditure. It summarises current spend against the approved programme, highlights key risks and issues, and demonstrates progress across the programme.

Effective management of the Capital Programme is critical to delivering the Council's strategic priorities, including regeneration, infrastructure improvement, service resilience and asset sustainability. It also ensures the cost of the programme to the council's finances and risks in the programme are being managed appropriately. The report supports strategic financial planning by:

- Ensuring major strategic projects are appropriately assessed for reprofiling or removal from the programme.
- Highlighting risks that could impact the Medium-Term Financial Strategy (MTFS), particularly cash-flow, borrowing and revenue implications,
- Providing transparency and assurance over capital governance, forecasting and delivery.

Key messages are:

Work is underway on the majority of the projects in particular the Leisure and Parks schemes including Hinchingsbrooke Country Park, Huntingdon Health and Sports Hub and the already completed AquaPark. In Housing and Regeneration projects are continuing from previous years in particular the large scheme at the Priory Centre in St Neots. Planning works and feasibility studies are currently dominating in IT, Environmental Services and Property and Facilities. Budget

managers continue to work with Finance Business Partners, to keep up to date with forecasts and requirements to make amendments to budgets, to seek approvals where these are necessary and ultimately to provide regular financial updates on projects.

Cabinet has previously approved an amendment to the One Leisure St Ives Outdoor Pitch project funding, and also approved the use of the Cambridgeshire Horizons reserve for projects including at the Priory Centre St Neots, which has closed a budget deficit.

No significant risks have been identified other than those already mitigated by Cabinet approvals as noted in the paragraph above. Due to the size of the projects the Huntingdon Health and Sports Hub and the Priory Centre St Neots are being closely monitored by senior management.

At a programme level –

Additional expenditure of £8.6m is forecast across the programme; against which additional funding of £9.1m is forecast - representing an advantageous overall position.

Included in the £8.6m of additional expenditure are forecast underspends totalling £0.7m have also been identified including £0.5m on Property and Facilities projects.

Project specific changes include –

£4.8m on CIL projects, funded from the CIL reserve.

£4.0m on Market Town schemes and the Priory Centre, funded from grants and reserves.

£0.3m on Hinchbrooke Country Park enhancements – Funding of the overspend will be met from savings with the Leisure budget and/or earmarked reserves.

£0.2m on Disabled Facilities Grants (DFGs) funded from additional grant received in-year..

Following TCMG in July, as part of the Q1 Finance report, Cabinet approved alternative expenditure and funding arrangements relating to the One Leisure St Ives Outdoor Pitch which are now reflected in the updated programme.

Recommendations

- 1.1 To review and comment on the expenditure for April to August 2026 and the forecast against budget.
- 1.2 To review and comment on the current progress and status of projects.
- 1.3 To consider and make recommendations if required, in the attached Appendix 1 Capital Projects Update and in conjunction with other reports submitted.
 - Make a recommendation of funding of £19,000 from borrowing for the Replacement Income Management System.

Key Corporate Plan Priorities

Delivering good quality, high value for money services with good control and compliance with statutory obligations.

Report Author(s)

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1. PURPOSE OF THE REPORT

- 1.1** To report on the delivery of the 2026/27 capital programme, including actual spend, underspends, and reasons for variance from the approved budget.
- 1.2** To highlight schemes that are complete, cancelled, or no longer required and recommend removal of associated budgets to improve capital affordability and reduce borrowing.
- 1.3** To draw attention to material overspends, outline their causes, and flag the need to agree appropriate funding solutions and approvals
- 1.4** To identify risks arising from programme slippage, capacity constraints, forecasting inaccuracies and the potential impact on the MTFS.
- 1.5** To provide a clear evidence base to support decisions on budget removal, carry-forwards, governance improvements and future prioritisation of capital schemes

2. BACKGROUND & CONTEXT

- 2.2** The current budget is £34.631m following additional year-end rephasing of £5.757m and a £0.583m reduction relating to the updated One Leisure St Ives Outdoor Pitch project.
- 2.3** The detailed analysis of the 2026/27 projects and financial details is attached at Appendix 1 Capital Projects Update 2026/27 from April to August 2026.

3. FINANCIAL PERFORMANCE

3.1 Capital Projects Update

The current gross budget is £34.631m, the actual expenditure for the period April to August 2026 is £4.681m, though the profile of actual expenditure is not a reliable predictor of likely full year expenditure. The forecast expenditure for the year 2026/27 is £43.196m (overspend of £8.6m).

Against this additional funding of £9.1m is also forecast, including additional use of the CIL reserve for CIL projects, and for the Market Town and Priory Centre schemes additional funding from St Neots Town Council, use of the Cambridgeshire Horizons fund reserve if required, and additional grant income of £0.4m for DFG expenditure.

This results in a net positive position, with funding available being sufficient to offset the overspend identified.

Of the remaining schemes (other than CIL projects and Housing and Regeneration) there is a net underspend of £0.3m.

3.2 Directorate Level Commentary

Commentary on all forecast variances;

Chief Digital and Information Officer – Overspend of £5,000 – Additional expenditure to complete work on the Income Management System, and an underspend on Mobile Device Refresh. Other projects on budget.

Environmental Services – Underspend of £64,000 – A small overspend on the CCTV Generator as a result of additional feasibility studies and site works. There is an in-year underspend on Additional Waste and Food Rounds because of the lead time for the commercial food waste vehicle.

Community Services – Overspend of £190,000 – Additional expenditure as a result of clearing the backlog of Disabled Facilities Grant cases. Additional grant income of £383,000 is now expected, which almost offsets the additional expenditure.

Parks, Countryside and Climate – Overspend of £320,000 – Additional expenditure on investments being made in Hinchingsbrooke Country Park, and also the Godmanchester Recreation Grant, which will be funded from the Leisure Facilities Reserve. In addition, there is a small saving on Hinchingsbrooke Café refurbishment.

Housing and Regeneration – Additional expenditure of £4,088,000 on Priory Centre and Market Towns schemes to deliver additional works. Additional funding for these schemes is via grant and contributions income from CIL and St Neots Town Council. Cabinet has approved the proposed use of Cambridgeshire Horizons funding for the Priory Centre, following support from TCMG. Also, additional expenditure of £46,000 on Civil Parking Enforcement street lining contractor due to increased complexity scope of works.

Leisure and Health – Underspend of £176,000 as a result of savings on One Leisure St Ives Facility Improvements, and an underspend on the Ten Pin Bowling Refurbishment. This is offset by additional expenditure on the One Leisure St Neots and St Ives Fitness Equipment and Refresh (£25,000), One Leisure Sawtry Plant Reinstall (£7,000) and One Leisure Roof Mounted Solar (£7,000). Cabinet has approved alternative funding and delivery arrangements for the St Ives Outdoor Pitch, resulting in additional expenditure of £217,000 (less expenditure £583,000, less grant received £800,000).

Planning (CIL) – Additional funded expenditure of £4,770,000 – This additional expenditure is funded from the Community Infrastructure Levy reserve.

Property and Facilities – Underspend of £518,000 – In-year savings from commercial estates property enhancement schemes as work is likely not required in 2026/27, while feasibility studies are undertaken. Additional expenditure of £55,000 on retention fees for Fareham and Pathfinder House works.

3.3 Capital Funding

The capital programme is financed from a number of sources, the grants, contributions and capital receipts (proceeds from sale of assets) are analysed in the table below, including the movement from budget to forecast. There is a favourable movement in funding of £489,000.

	Original Budget 2026/27 £m	Current Budget 2026/27 £m	Forecast 2026/27 £m	Variance Current to Forecast £m
Gross Expenditure	29,208	34,631	43,196	8,565
Grants;				
DFG	1,400	1,400	1,783	383
Wheeled Bins	101	101	101	0
Outdoor Pitch	1,100	300	300	0
Stonehill Refurbishment	150	150	150	0
CIL Projects	4,293	4,834	9,604	4,770
Market Towns	2,892	4,506	8,397	3,891
St Ives Park	0	80	80	0
Hinchingbrooke CP	0	1,500	1,500	0
Godmanchester Recreation Ground	0	0	10	10
Capital Receipts	50	50	50	0
Total Contributions	9,986	12,921	21,975	9,054
Net Position - Borrowing¹	19,222	21,710	21,221	(489)

¹ Borrowing can be either external borrowing e.g. from the PWLB or internal borrowing, use of cash and other balances on the balance sheet.

3.4 Policy Implications

The process of bidding for capital budgets for 2027/28 and beyond is underway. This is being undertaken using the new process for reviewing and approval of capital project bids to ensure that resources are directed towards schemes that best support the delivery of corporate objectives. This includes the revised capital bid form that captures an increased amount of information and an evaluation (based on a list of assessment criteria including strategic alignment, financial viability and social impact) of the projects proposed outcomes. Capital governance procedures have also been revised and enhanced as part of this process.

3.5 Legal & Constitutional Implications

Effective budget monitoring is a requirement of the Council's constitution and financial regulations. It is a requirement of sound overall financial management, as well as a key component in identifying developing financial issues.

3.6 Community Impact

Impact on community will be outlined as appropriate within the project commentary.

3.7 Environment & Climate Change Implications

Note the impact from levels of expenditure in climate and environment related budgets, in particular in relation to the Parks service.

3.7 Equality & Diversity Implications

N/A

3.8 Implications on Resources

Resource implications will be outlined as appropriate within the project commentary. Any overspend, underspend or rephasing will impact on future years Minimum Revenue Provision (MRP) charge to revenue.

3.9 Health & Wellbeing

N/A

3.10 Local Government Reorganisation (LGR) Implications

This report will impact on LGR to the extent that any projects that are rephased into future years may become the responsibility of the future authority to complete. This depends on the timeline of LGR once this is confirmed.

4. RISK MANAGEMENT

Risk is managed by the individual service risk registers for each project. This report outlines any risk to corporate finances as a result of project delays, underspends or overspends within the project commentary.

Other general risks include:

Deliverability – The scale, complexity and variability of a large 2026/27 programme significantly increase delivery risk. Without further improvements to governance, monitoring and forecasting, there is a significant risk of continued slippage from 2026/27 into 2027/28.

Financial and Affordability Risk – Should delivery not progress as planned, and rephasing occurs, borrowing requirements and associated revenue costs could increase sharply within a single financial year rather than being profiled across several years. However, a prudent budget has been included in the MTFS for borrowing costs.

5. LIST OF APPENDICES

Appendix 1 – Capital Projects Update 2026/27 - from April to August 2026.

6. BACKGROUND PAPERS– LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Document List	Custodian	File Location
Transactional expenditure and income records held in the finance system	Finance Team	Finance shared drive
Budgets for expenditure and income held in the finance system	Finance Team	Finance shared drive
Spreadsheet containing the capital monitoring report table including budget, forecast, actual expenditure, and comments.	Finance Team	Finance shared drive

2026/27 Capital Programme Forecast

Appendix 1

Budget Manager	Project Name	Original Budget £000s	Net Rephase £000s	Growth/Virement	Current Budget £000s	Actual to date £000s	Forecast £000	Variance £000s	Funding source	Finance RAG Status	PM Comments on Status	Finance comments/recommendations
Chief Digital and Information Officer	Hardware Replacement	200	32		232	110	232	0	Borrowing		Spend on track and full budget to be spent within the year, Q1 plans for this to be rolled out by the in-house team only.	No further forecast to be spent on this - Budget of £19K leftover from last year not brought forward to offset overspend. A request will be taken to TCMG for a recommendation for this to be funded from additional borrowing.
	Mobile Device Refresh	82	0		82	0	70	(12)	Borrowing		Mobile Device refresh planned to be rolled out this year alongside BYOD (Bring your own device) test, which if successful will create savings against this capital program.	
	Network Switches	180	0		180	0	180	0	Borrowing		The project has not yet commenced. It is currently expected to begin in Q3.	
	Server & SQL Server 2012 Migration	0	20		20	0	20	0	Borrowing		Linked to the work being completed within Server 2016/2019 Migration, Q1 plans of spending amount brought forward.	
	Server 2016/2019 Migration	13	66		79	1	79	0	Borrowing		Expected full spend, To support the migration to new servers supported from Microsoft.	
	MFDs	50	0		50	0	50	0	Borrowing		Work stream organised start for August.	
	Replacement Income Management System	0	0		0	6	17	17	TBC		Implementation delays relating to the IMS project have resulted in costs being deferred. The project had an approved overspend from 25/26. The project is expected to be complete by October 2026, with no further capital costs anticipated beyond the approved overspend.	
	Cloud Backup	70	0		70	0	70	0	Borrowing		Project not yet commenced, spend expected later within the financial year.	
	UPS Replacement	76	0		76	0	76	0	Borrowing		Planned expenditure of full year budget before the end of the year.	
	Total	671	118	0	789	116	794	5				
Environmental Services	Wheeled Bins	254	0		254	70	254	0	Developer Contributions (£0.1m)		This is an ongoing wheeled bin replacement program.	A request will be made at year end to carry the unspent budget into 2027/28.
	Vehicle Replacements	2,369	185		2,554	20	2,554	0	Borrowing		This is ongoing, with orders for vehicles being placed throughout the year depending on operational requirements.	
	Litter Bin Replacements	0	18		18	0	18	0	Borrowing			
	CCTV Generator	0	135		135	0	165	30	Borrowing		Additional work required including feasibility and civil engineering.	
	Workshop Equipment	123	0		123	0	123	0	Borrowing		Equipment specifications are being drawn up with orders expected to be placed shortly.	
	Additional Waste and Food Rounds	567	0		567	0	473	(94)	Borrowing		The recycling and domestic vehicles are on order and will be delivered during this financial year. The commercial food waste vehicle will be rephased to 2027/28 as there is a 12 month lead time.	
	Essex Road Improvements	250	0		250	0	250	0	Borrowing		Plans completed. Currently waiting for quotations for civil engineering works.	
	Eastfield House Power Upgrade	600	0		600	0	600	0	Borrowing		Initial conversations have started with facilities, UK Power Network and the contractor.	
	Total	4,163	338	0	4,501	90	4,437	(64)				
Community Services	Disabled Facilities Grants	1,600	0		1,600	549	1,790	190	Part Grant Cambridgeshire CC (£1.78m)		Following work on the Q1 forecast a possible overspend for the year has been identified. This results from the clearing of backlogged cases. The budget holder will undertake work to identify additional savings, or where further funding is required a report will be brought to a future TCMG outlining a plan of action to meet the overspend, if this situation is to persist.	
	Community Officers - Mobile Devices	0	10		10	2	10	0	Borrowing			
	Total	1,600	10	0	1,610	551	1,800	190				

Budget Manager	Project Name	Original Budget £000s	Net Rephase £000s	Growth/Virement	Current Budget £000s	Actual to date £000s	Forecast £000	Variance £000s	Funding source	Finance RAG Status	PM Comments on Status	Finance comments/recommendations
Parks, Countryside & Climate	Play Equipment	30	2		32	0	32	0	Borrowing		This is a rolling multiple years capital budget for Play Equipment replacement when equipment is beyond repair.	
	Fencing	13	0		13	2	13	0	Borrowing		This is a rolling multiple years capital budget for Open Spaces fencing repairs.	
	St Ives Park	0	80		80	0	80	0	Grant - CIL		Legal review underway to understand the leasing and land ownership to then progress through Council for a decision following the findings.	
	Paxton Pits Vehicle Replacement	40	0		40	40	40	0	Borrowing		With the financial year underway, the operational team is obtaining quotations for replacement vehicles and following HDC procurement to obtain a suitable vehicle in line with the budget.	
	Paxton Pits Toilet Refurbishment	50	0		50	0	50	0	Borrowing		This is part of the wider redevelopment of Paxton Pits, in line with recent CIL application and approval. Quotations are being obtained for toilets, roofing and visitor centre gardens. Quotes should be obtained by end of July.	
	Hinchingbrooke Inflatable AquaPark	170	0		170	218	185	15	Borrowing		Complete	
	Godmanchester Recreation Grant	0	30		30	40	40	10	Borrowing		Additional expenditure to be funded from the Leisure Facilities Reserve.	
	Habitat Banking	220	0		220	10	220	0	Borrowing		Habitat Management and Monitoring Plan (HMMPs) have been delivered and we are seeking legal advice for processes to be set out to deliver the project in this financial year.	
	Countryside Investment Opportunities	500	0		500	0	500	0	Borrowing		Commercial Sustainability Plan was approved by Cabinet in March 2026. Commercial Delivery Manager with support from the Head Of Leisure, Health & Environment are working up proposals for the delivery as per the Cabinet report.	
	Water Safety Signage in Parks and Countryside	0	20		20	0	20	0	Borrowing		Level of refurbishment to be determined following outline cost agreement of main scheme. Planning Permission may be required subject to final designs.	
	Hinchingbrooke Cafe Refurbishment	400	0		400	0	350	(50)	Borrowing		This is part of the wider redevelopment of Paxton Pits, in line with recent CIL application and approval. Quotations are being obtained for toilets, roofing and visitor centre gardens. Quotes should be obtained by end of July.	
	Paxton Pits Roof and Guttering	40	0		40	0	40	0	Borrowing		A schedule of works is being finalised for year one. Investment will be prioritised according to site condition, age, accessibility and inclusivity. Community engagement is currently being planned and will help inform improvements made at each site.	
	Play Equipment (Play Sufficiency Strategy)	165	0		165	0	165	0	Borrowing			
	Hinchingbrooke Country Park Enhanced Scheme	1,400	2,167		3,567	862	3,912	345	Grant - CIL (£1.5m)		The contractor started on site on 13 April 2026 with delivery expected by Spring 2027. An in-year overspend is forecast. Funding to be met from savings within Leisure, Health and Environment projects and/or earmarked reserves.	
	Total	3,028	2,299	0	5,327	1,172	5,647	320				
Finance	VAT Partial Exemption	50	0		50	0	0	(50)	Borrowing		Contingency. Will only be required if partial exemption limit is breached.	
	Total	50	0	0	50	0	0	(50)				

Budget Manager	Project Name	Original Budget £000s	Net Rephase £000s	Growth/Virement	Current Budget £000s	Actual to date £000s	Forecast £000	Variance £000s	Funding source	Finance RAG Status	PM Comments on Status	Finance comments/recommendations
Housing & Regeneration	Future High Streets - St Neots	1,020	2,043		3,063		0	(3,063)	CPCA Grant/Reserves		The project is in the delivery stage, construction work is underway. Funding of the project is via various grant funding, CIL and a contribution from and St Neots Town Council grant of £1.948m. Following the Q1 forecast review the project is expected to be over budget, additional funding arrangements were approved by TCMG and Cabinet (Cambridgeshire Horizons Fund Report) to close this budget deficit.	
	Priory Centre	0	0		0	818	6,239	6,239	St Neots TC/CIL		Activity on this budget is under review, no further costs to be expected. £1.058m Project total including previous financial year is funded from the dedicated Regeneration Opportunities Reserve (created by transfer from the Budget Surplus Reserve).	
	Market Towns x3	507	(507)		0	946	946	946	Reserves		Phase 2 (LGF Funded) is in delivery (£1,158,525), Project will be complete by March 2027.	
	Ramsey Public Realm (Rephase)	1,268	175		1,443	104	1,158	(285)	CPCA Grant		Unused funds paid back to MHCLG, paid for out of a reserve for this purpose.	
	Properties - Houses	0	0		0	0	205	205	Borrowing		Final billing of works for Civil Parking Enforcement implementation regarding on street lining due to increased scope of work relating to obtaining the required streetwork permits from the Council County which was more complex than originally anticipated .	
	Civil Parking Enforcement	0	0		0	42	46	46	Borrowing			
	Total	2,892	1,614	0	4,506	1,911	8,594	4,088				
Page 35 Leisure and Health	One Leisure Improvements	375	0		375	129	375	0	Borrowing		This is an increase to Condition Survey budget to allow on ageing leisure centre facilities to maintain operationally compliant buildings - forecast budget due to early stage of the financial year and future position unclear.	A formal request will be made to carry the £190k underspend into 2027/28
	OL St Neots and St Ives Fitness Equipment and Refres	25	0		25	23	50	25	Borrowing		The equipment to be identified and ordered to account for increase in members and usage at OL St Ives and OL St Neots, an order will be placed in July for delivery in September.	
	Burgess Hall Refurbishment	170	0		170	0	170	0	Borrowing		Project scheme to be finalised and agreed	
	Ten-Pin Bowling Refurbishment	50	0		50	0	25	(25)	Borrowing		Proposal to spend the forecast on a 'mini' refurbishment of the area to support the general manager in achieving their forecast income for 2026/27.	
	One Leisure St Ives Outdoor Pitch	1,420	0	(583)	837	0	837	0	CIL Reserve (£0.3m)		As a result of a change to the funding of this project by the Football Foundation, a report was presented to TCMG to decide on the future direction of the project. The following options were taken to TCMG on 28/07/2026 and Cabinet on 15/09/2026: Option 1 - Do nothing - Do not proceed with the project, saving £300k plus £320k CIL. Option 2 - Accept grant of £217k rather than £800k originally proposed, and proceed with Football Foundation (FF) funding (subject to conditions) Option 3 (Recommended) - Withdraw from FF funding offer and deliver the project through HDC capital programme (Additional £217k of HDC capital required) Option 3 was supported by TCMG and confirmed by Cabinet in September as part of the Q1 Finance Report.	
	One Leisure St Ives Facility Improvements	250	0		250	0	60	(190)	Borrowing		Works to be undertaken to make improvements to the athletics track. £60k to be spent in 2026/27. £190k to be spent in 2027/28.	
	Huntingdon Health and Sport Hub	9,063	0		9,063	472	9,063	0	Borrowing (CIL Funding in later years)		The signing of DMA (Contract) for a new 3G pitch for contractors to begin on site in July 2026. The main DMA to be signed in September 2026, construction work will follow as part of phase 2.	
	Loves Farm Path Improvements	300	0		300	0	300	0	Borrowing			
	OL Sawtry Plant Reinstall		0		0	7	7	7	Borrowing		Software costs relating to additional work on the IT system for implementation	
	One Leisure Roof Mounted Solar		0		0	7	7	7	Borrowing		Retention fee relating to project	
	Total	11,653	0	(583)	11,070	638	10,894	(176)				

Budget Manager	Project Name	Original Budget £000s	Net Rephase £000s	Growth/Virement	Current Budget £000s	Actual to date £000s	Forecast £000	Variance £000s	Funding source	Finance RAG Status	PM Comments on Status	Finance comments/recommendations
Planning	Community Infrastructure Levy Projects	4,293	541		4,834	186	9,604	4,770	CIL Reserve		Following the work undertaken at Q1 to forecast expenditure for the year, it has been identified that additional community projects will be funded in 2026/27. The budgeted and additional expenditure will be funded from the CIL capital reserve, but will only be spent once the external projects have reached the necessary milestones and outcomes.	
	Total	4,293	541	0	4,834	186	9,604	4,770				
Property and Facilities	Stonehill Refurbishment	700	300		1,000	0	1,000	0	Earmarked Reserve (£0.150)		The feasibility study has commenced. The final project will depend on the outcome of the feasibility study.	
	Pathfinder House Solar PV	65	0		65	6	65	0	Borrowing		Purchase and installation of solar panels.	
	Re-Letting Incentives	0	150		150	2	100	(50)	Borrowing		Work at Fareham and Library Row. The full budget is not expected to be spent in 2026/27.	A request will be made at year end to carry any unspent budget forward into 2027/28.
	Re-Letting Enhancements	0	443		443	1	150	(293)	Borrowing		Work at Library Row and Pathfinder House. The full budget is not expected to be spent in 2026/27.	A request will be made at year end to carry any unspent budget forward into 2027/28.
	Estates Roof Replacement	0	130		130	1	0	(130)	Borrowing		A review of the project is under way. Feasibility studies are required before a decision can be made on the use of this budget.	A request will be made at year end to carry any unspent budget forward into 2027/28.
	Health and Safety Works at Commercial Properties (R	0	51		51	0	25	(26)	Borrowing		Works are being identified.	A request will be made at year end to carry any unspent budget forward into 2027/28.
	Energy Efficiency Works at Commercial Properties (Re	0	62		62	0	31	(31)	Borrowing		Works are being identified.	A request will be made at year end to carry any unspent budget forward into 2027/28.
	Fareham Offices Capital Works	0	0		0	0	48	48	Borrowing		Retention fee relating to the project which was completed in 2025.	A request to be taken to TCMG to use the £43k underspend from the Meeting Pods project towards this with the remaining £5k to be funded from borrowing.
	Meeting Pods	43	0		43	0	0	(43)	Borrowing		Completed in 2025/26.	A request to be taken to TCMG to use the £43k underspend from the Meeting Pods project towards the overspend on the Fareham Office project.
	Pathfinder Refresh	0	0		0	7	7	7	RCCO		Snagging works on a project that was completed in 2025/26.	This will be funded by the service from their revenue budget.
	Total	808	1,136	0	1,944	17	1,426	(518)				
Grand Total												
		29,208	6,006	(583)	34,631	4,681	43,196	8,565				

Treasury and Capital Management Group

October 20th, 2026

Report by: Andrew Rogan

Exec Cllr: Cllr Julie Kerr



Wards	Open / Exempt	Key Decision?
St Neots East	Open	No

Love's Farm Path Repairs and Station Square Improvements.

Executive Summary: This report provides the Treasury and Capital Management Group with a closing update on the Love's Farm path repair project and seeks approval to repurpose up to £70,000 of the forecast capital underspend for outstanding public realm works at Station Square, St Neots.

The path improvements were undertaken in response to longstanding concerns about sections of compacted gravel path that had deteriorated through wear, waterlogging and drainage problems, limiting year-round access and prompting repeated concerns from residents and ward members.

Phase F was excluded from the delivered programme (Appendix 1) as the route is expected to be relocated as part of separate watercourse and flood-alleviation works being carried out by Cambridgeshire County Council (CCC).

The project is now complete, having repaired more than 4 km of the path network and delivered targeted drainage improvements. The contractor total is £159,899.39, resulting in a current underspend of £140,100.61 against the original £300,000 capital allocation, subject to final account reconciliation.

It is proposed that up to £70,000 of this underspend be used to complete the planned landscaping at Station Square and address the six failed tree pits. Subject to the final design and cost, the preferred approach is to reinstate the tree pits using an engineered drainage solution. If this is not technically or financially viable, the pits would instead be made permanently safe and the surrounding landscaping completed.

Recommendations

- 1.1. Note the completion and current financial position of the Love's Farm Path repair project.
- 1.2. Approve the repurpose of up to £70,000 of the forecast underspend within the Love's Farm Path improvements capital budget for Station Square public realm works, subject to confirmation by Finance Business Partner that the expenditure is eligible capital expenditure and can be contained within the approved programme.
- 1.3. Delegate authority to the Head of Operational Services, in consultation with the Finance Business Partner, to select and deliver the preferred tree-pit solution following receipt and evaluation of the final technical specification and quotation.
- 1.4. Request any balance not needed for the approved Station Square works to be returned to the capital programme in accordance with the Council's financial procedures.

Key Corporate Plan Priorities

- | | |
|---|--|
| 1 | Improving quality of life for local people – repairing the paths and completing Station Square will improve accessibility, safety, active travel and the quality of an important neighbourhood space. |
| 2 | Creating a better Huntingdonshire for future generations – the proposed works provide a durable, maintainable public-realm solution, with tree reinstatement pursued where it can deliver sustainable amenity and biodiversity benefits |

Place Strategy Priorities

- | | |
|---|---|
| 1 | Pride in Place – completing the landscaping and addressing the failed tree pits will improve the appearance, identity and usability of Station Square as a prominent gateway to Love's Farm. |
| 2 | Travel Transformed – the repaired path network and unobstructed routes through Station Square support safe, sustainable local journeys on foot and by mobility aid. |

Report Author(s)

Andrew Rogan, Head of Operational Services (Andrew.rogan@huntingdonshire.gov.uk)

1. PURPOSE OF THE REPORT

- 1.1** The purpose of this report is to provide TCMG with a closing update on the Love's Farm Path repair project and to seek approval to use part of the resulting capital underspend to resolve outstanding defects and complete landscaping at Station Square. The proposed new use remains within the wider objective of improving public access, safety, and the quality of the public realm in the Love's Farm area.

2. BACKGROUND & CONTEXT

- 2.1** The condition of the compacted gravel paths at Love's Farm had been a longstanding concern. Sections had deteriorated through wear, waterlogging and drainage problems, restricting year-round use and generating repeated concerns from residents and ward members. Because a full replacement of the network was likely to be unaffordable, officers developed a targeted and phased programme following site inspections, contractor advice, and engagement with local members.
- 2.2** The works were commissioned through the Council's civil engineering contract and used Breedon-style gravel to provide a durable surface with an appearance suited to the open-space setting. Phase B (Appendix 1) was prioritised, and Phase F was removed from the programme as that route is expected to be relocated as part of separate watercourse and flood-alleviation works being carried out by CCC.
- 2.3** The completed programme has repaired more than 4 km of paths. Ground-fracturing and additional drainage were also completed in the persistently waterlogged area. A small number of completion items, including removal of surplus material and vegetation arisings, were identified for contractor close-out.
- 2.4 Illustrative photographs**



3. STATION SQUARE PROPOSAL

- 3.1** Station Square is a prominent public space at the entrance to Love's Farm. Landscaping of the existing borders is being progressed, but six original tree pits remain unresolved. The pits did not provide adequate drainage, resulting in waterlogging and the loss of the original trees. In their current exposed condition, they also present a trip risk and detract from the appearance of the square.

- 3.2** The preferred approach is to reinstate the tree pits only where a technically robust drainage and planting solution can be demonstrated. This is expected to require an engineered detail rather than simply replacing the trees. If investigation shows that safe and sustainable reinstatement cannot be achieved within the available budget, the alternative would be to permanently cap the pits to an appropriate standard and complete the wider landscaping. This staged approach avoids committing capital resources to a repeat of the earlier failure.

Illustrative photographs



4. ALTERNATIVE OPTIONS CONSIDERED.

- 4.1 Do nothing and return the full underspend** — not recommended as defects would remain and could lead to further deterioration, maintenance costs and reputational concerns.
- 4.2 Undertake minimum make-safe works only** — retained as a fallback, but it would deliver a poorer public realm outcome with no replacement trees or biodiversity benefits.
- 4.3 Use another budget or defer the works** — not recommended as no alternative funding has been identified and delay would prolong the existing issues.

5. POST-DECISION IMPLEMENTATION

- 5.1** Following approval, officers will finalise the tree-pit investigation, drainage detail, and costed options. The preferred solution will be selected within the delegated ceiling, procurement completed, and works programmed alongside the border landscaping. TCMG will be advised through normal capital monitoring of the final cost, residual underspend, and project closure.

6. IMPLICATIONS OF THE DECISION

6.1 Council Key Priorities and Performance

The proposals support the Corporate Plan priorities of improving quality of life for local people, creating a better Huntingdonshire for future generations and doing our core work well by improving accessible routes and public spaces, investing in durable infrastructure and delivering the works within the approved capital allocation.

Progress and expenditure will be monitored through normal capital programme arrangements. No specific performance measure is directly affected, and the Station Square works are not dependent on Cambridgeshire County Council's separate flood-alleviation scheme.

6.2 Financial Implications

Approval is requested to repurpose up to £70,000 from the current underspend on the Love's Farm Path Improvements capital scheme. The original capital allocation was £300,000 and the contractor quotation total is £159,899.39. This gives a current underspend of £140,100.61, subject to final account reconciliation.

No additional capital budget is requested. Expenditure would be limited to the verified underspend and would proceed only after Finance has confirmed the final available balance, the correct capital treatment and the appropriate approval.

Item	2026/27	Ongoing impact
Original capital allocation	£300,000	One-off approved capital pot
Contractor total for delivered path works	£159,899.39	Contractor quotation total; subject to final account reconciliation
Current underspend	£140,100.61	Before any approved Station Square repurposing

Maximum capital allocation for Station Square	Up to £70,000 from current underspend	None beyond normal inspection and grounds maintenance
New budget requirement	£0	£0
Funding source	Forecast underspend in existing scheme	N/A

6.3 Policy Implications

The proposals are consistent with the Council's existing policies and procedures for capital investment, asset management, procurement and financial governance. No new policy or amendment to an existing policy is required, and delivery will follow the Council's approved financial and procurement controls.

6.4 Legal & Constitutional Implications

The decision should be taken in accordance with the Council's Constitution, financial procedure rules, and the approved capital programme. The report does not determine historic responsibility for the original construction defects.

6.5 Community Impact

Repairing the paths and removing hazards at Station Square improves accessibility for pedestrians, wheelchair users, people with limited mobility and families using pushchairs. The final design should maintain level, unobstructed routes and avoid introducing planting or street features that reduce usable footway width.

6.6 Environment & Climate Change Implications

Tree reinstatement could provide biodiversity, shade, and amenity benefits, but only if drainage, soil volume, species selection, and aftercare support successful establishment. A failed replanting scheme would waste embodied carbon and resources. For that reason, technical viability should be confirmed before reinstatement is selected.

6.7 Equality & Diversity Implications

Repairing the paths and removing hazards at Station Square improves accessibility for pedestrians, wheelchair users, people with limited mobility and families using pushchairs. The final design should maintain level, unobstructed routes and avoid introducing planting or street features that reduce usable footway width.

6.8 Implications on Resources

The works will be managed within existing officer resources and procured in accordance with the Council's approved procedures. No additional staffing or property resources are required, and costs will be met from the existing capital underspend within the approved limit. Once completed, the paths, tree pits and landscaping will be managed through normal inspection and grounds maintenance arrangements.

6.9 Health & Wellbeing Implications

The project supports safe active travel and access to local facilities. Completing Station Square will improve the usability and appearance of an important neighbourhood space

6.10 Local Government Reorganisation (LGR) Implications

The proposal completes work on an existing Council asset using an existing approved capital allocation. Delivering a safe and maintainable solution reduces the risk of transferring an unresolved defect or incomplete public realm scheme into future arrangements.

7. RISK MANAGEMENT

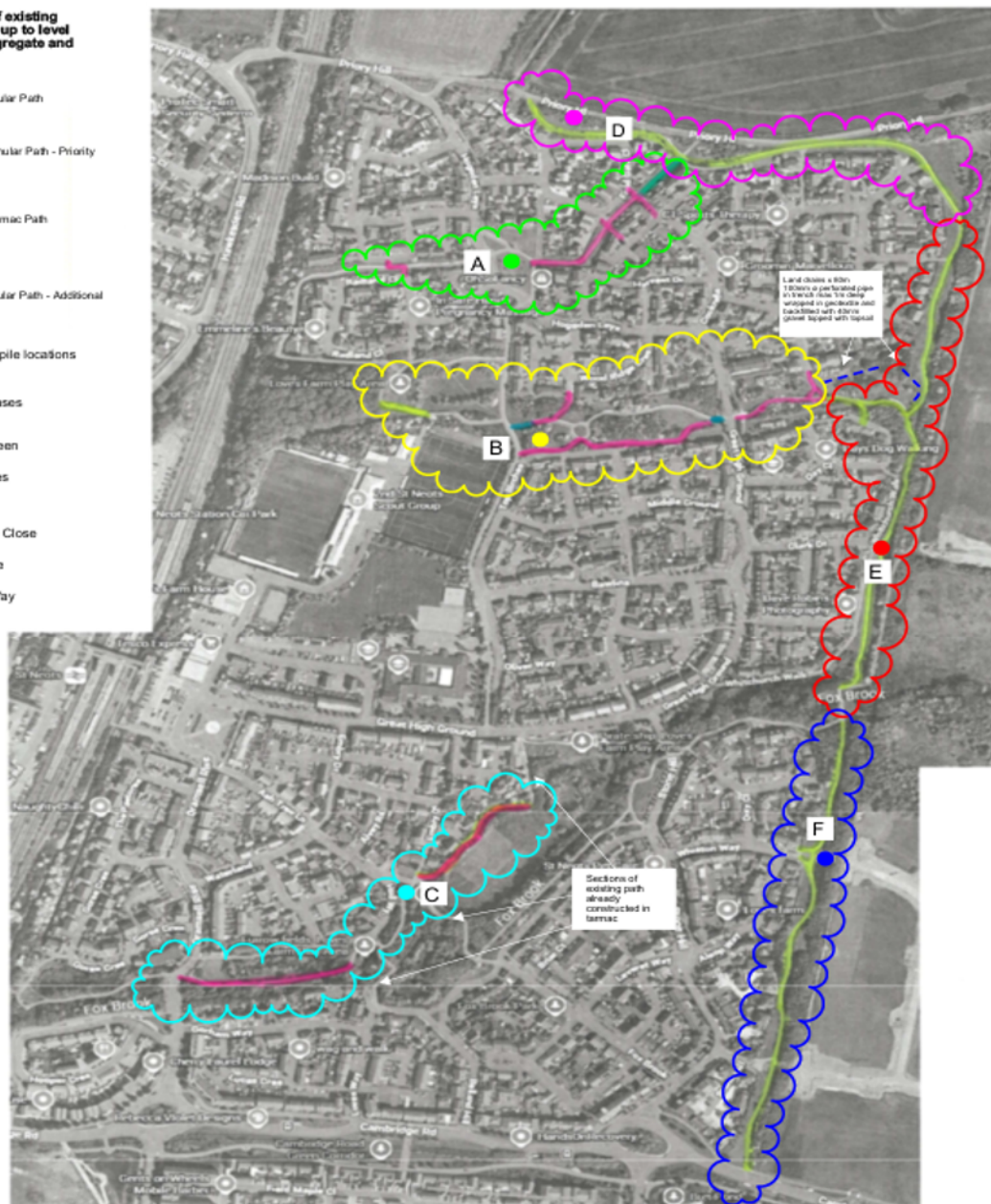
Risk	Potential consequence	Control mitigation /	Residual position
Tree pits are reinstated without resolving drainage	Further tree loss and abortive expenditure	Independent technical detail, drainage verification, and suitable planting specification before commitment	Low to medium
Final underspend is lower than forecast	Insufficient funding for full scope	Treat £70,000 as a ceiling; confirm final account before award; prioritise safety-critical elements	Low
Exposed pits remain untreated	Trips, complaints, and reputational damage	Temporary controls until permanent works; prioritise capping if tree solution is delayed	Low after completion
Capital treatment or authority is unclear	Expenditure challenge or delayed delivery	Finance and governance confirmation before commitment	Low
New planting fails to establish	Loss of amenity and replacement cost	Species selection, soil volume, drainage, watering, and establishment maintenance requirements	Low to medium

8. APPENDICES

8.1 Appendix 1-Phased Plan of Repairs

Side our vegetation from path edges.
Rip surface of existing footpath, top up to level with fresh aggregate and re-roll.

-  Granular Path
-  Granular Path - Priority
-  Tarmac Path
-  Granular Path - Additional
-  Stockpile locations
-  Phases
- A - Village Green
- B - Top Birches
- C - Hull way
- D - Field Gate Close
- E - Clark Drive
- F - Whiston Way



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Treasury and Capital Management Group
30th April 2026

Report by: Simon Messervy

Lead Cllr: Cllr Jo Harvey
Executive Councillor for Finance & Resources



Wards
ALL

Open / Exempt
Exempt

Key Decision?
No

Commercial Investment Strategy (CIS) Report

Executive Summary:

This report provides the Treasury and Capital Management Group with an update on the current performance of the commercial investment portfolio which comprises seven diverse assets in terms of location, class and size and which has the potential to generate an estimated rental value of £3.09m per annum.

It identifies the principal threats and opportunities together with recent success as identified in (Red) the attached detailed spreadsheet update.

Since the last July 2026 update, headline income has increased from £2.151M pa to £2.383M, an increase of £232k and uplift of c10.8%.

This is largely due to a new letting and existing incentives materialising at Fareham which results in an increase in rental income of £167K (c295%) since July, and completion of the rent review at Hitchin (£62k increase).

Recommendations

1.1. Committee note the report

Key Corporate Plan Priorities

Priority 2 - Creating a better Huntingdonshire for future generations.

1

- Forward-thinking economic growth
- Lowering carbon emissions

Priority 3 - Doing our core work well.

2

- Delivering good quality, high value-for-money services

Report Author(s)

Simon Messervy, Estate Manager (simon.messervy@huntingdonshire.gov)

1. PURPOSE OF THE REPORT

- 1.1** The purpose of this report and attached spreadsheet is to provide an update and overview of the performance of the commercial investment portfolio. It seeks to identify the principal threats, opportunities and provides an update on the work s to improve performance and generate increased rental income.

2. BACKGROUND & CONTEXT

- 2.1** The CIS portfolio comprises the following assets summarised below and with further highlights set out in the financial section below: -

2.2 In area Assets

- 2.2.1** Stonehill Huntingdon. Industrial unit. Vacant. Current local interest in taking unit once refurbished. Separate report at the following TCMG.
- 2.2.2** Little End Rd St Neots, 4 x Industrial units. Fully let.
- 2.2.3** Rowley Centre St Neots. Leisure. Fully let.

2.3 Out of area Assets

- 2.3.1** Wakefield. Warehouse Unit. Biggest asset, let but c2 years to lease expiry.
- 2.3.2** Hitchin. Office. Let. Poor carbon footprint. Just over 2 years to expiry.
- 2.3.3** Sudbury. Retail Park. Poundland short term let. Other renewals agreed. Next letting with solicitors.
- 2.3.4** Fareham. 2x office buildings. Both partially let and now 50% occupied. Recent letting completed and existing tenant not exercising break.

3. ALTERNATIVE OPTIONS CONSIDERED & NOT RECOMMENDED

- 3.1** N/A at present.

4. COMMENTS OF OVERVIEW & SCRUTINY

- 4.1** N/A

5. POST-DECISION IMPLEMENTATION

- 5.1** N/A

6. IMPLICATIONS OF THE DECISION

- 6.1 Council Key Priorities and Performance**

The CIS links to Priorities 2 and 3 of the Councils Corporate Plan.

Priority 2 – Creating a better Huntingdonshire for Future Generations.



Maximisation of the rental income from the CIS portfolio will allow for economic growth within Huntingdonshire either directly for in area assets, or via income generation to support wider HDC priorities from those outside the area. Sustainability across the portfolio is key to securing long term asset performance and directly addresses a key initiative to lower carbon emissions.

Priority 3 – Doing our Core work well.



Following the feasibility at Stonehill it will allow the property to either be marketed providing a large competitively priced industrial unit/s with good control and compliance or sold for further development.

6.2 Financial Implications

6.2.1 The report is provided for information purposes, but the principal Financial Implications are highlighted below. An Estimated Rental Value (ERV) column has now been added to the attached spreadsheet to highlight the steps required to move the current rent receivable (£2.383M pa) to the full potential of the portfolio at £3.09M pa.

- Stonehill Huntingdon.
 - Vacant. Lost income c£230K pax. Feasibility to identify best options for the asset. Several recent interests all who want the property refurbished. Persistent interest currently from a local company in taking the premises in a refurbished state.
- Little End Rd St Neots.

- Fully let and occupied. New 10-year lease completed to replace short-term letting with modest growth.
- Rowley Centre St Neots.
 - Now fully let. The Cineworld corporate restructuring saw the rent on that unit drop from c£208K to a turnover rent of C£50k. Following a recently completed deed of variation we have secured a revised rent of £90k pa which avoided a substantial void and retained the local amenity. Letting incentives on the other units have now concluded and the income is stable.
- Wakefield.
 - This is the biggest asset with an annual rent of £996K pax. The lease has a little over two years to run with the potential for a significant void. Recent discussions with the tenant have identified that they are wishing to invest in the site and are looking for increased certainty and are keen to extend the terms. Very early days but tentatively we could change the lease to provide a new 10-year term with 5yr break and rent review and capture some rental uplift. It is likely the tenant will seek some financial contribution. A change in lease would avoid the costs of a substantial void period and enhance the value of the asset providing options to maximise receipts in the event of any future disposal. We are currently procuring expert advice to assist in those negotiations.
- Hitchin.
 - Currently let but with a lease expiry in just over 2 years. The tenant is currently assessed as likely to vacate due to a corporate requirement to hit Net Zero. Initial studies have suggested that the costs to bring this property to such a standard are uneconomic. An outstanding rent review has been completed at an uplift from £175k to £237K) backdated to Dec 2023. Further discussions are planned with the tenant to monitor their corporate plans against the backdrop of changing priorities and a challenging market. This income is at risk on lease expiry.
- Sudbury.
 - Following the earlier collapse of Carpetright and letting to Pure Gym HDC has agreed outstanding lease renewals to protect the investment. Poundland decided to close the location and are currently on a short term “keep open” agreement while we remarket. Their unit is currently under offer to Next PLC at £130k pa subject to planning and survey.
- Fareham.
 - Two floors of one building let to IFAST who have not exercised their break option and the full rent is now due from the end of Oct. We have completed a letting of the first floor of 1400 with Corrigenda who are in occupation Terms consistent with what has been agreed previously. Current rental reflects 12 months’ rent free over two years. Market remains difficult and we are seeking a second agent

to strengthen marketing efforts. Rental income increased from c£57k to c£224k from July to end Oct 126.

6.3 Policy Implications

6.3.1 N/A at present

6.4 Legal & Constitutional Implications

6.4.1 N/A

6.5 Community Impact

6.5.1 N/A at present

6.6 Environment & Climate Change Implications

6.6.1 N/A at present

6.7 Equality & Diversity Implications

6.7.1 N/A

6.8 Implications on Resources

6.8.1 A full breakdown with implication on resources will be provided based on the recommendations submitted in response to individual asset enhancement initiatives.

6.9 Health & Wellbeing Implications

6.9.1 N/A

6.10 Local Government Reorganisation (LGR) Implications

6.10.1 Further details will be provided in respect of significant asset improvement plans as these are bought forward.

7. RISK MANAGEMENT

7.1 N/A at present

8. BACKGROUND PAPERS– LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

8.1 The previous CIS spreadsheet is attached for information alongside an updated version.

Document List	Custodian	File Location
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Appendix 1 - CIS Properties 14 July 26	Simon Messervy	Attached
Appendix 2 CIS Properties Oct 2026	Simon Messervy	Attached

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Category	Age	Gender	Income	Education	Marital	Employed	Score
Married	30-39	M	\$20K-\$29,999	HS	Y	Y	8
	30-39	M	\$30K-\$39,999	HS	N	N	9
	30-39	F	\$40K-\$49,999	HS	Y	Y	9
Married	30-39	M	\$50K-\$59,999	HS	Y	Y	9
	30-39	F	\$60K-\$69,999	HS	Y	Y	9
	30-39	F	\$70K-\$79,999	HS	Y	Y	9
Married	30-39	F	\$80K-\$89,999	HS	Y	Y	9
	30-39	F	\$90K-\$99,999	HS	Y	Y	9
	30-39	F	\$100K-\$109,999	HS	Y	Y	9
Married	30-39	F	\$110K-\$119,999	HS	Y	Y	9
	30-39	F	\$120K-\$129,999	HS	Y	Y	9
	30-39	F	\$130K-\$139,999	HS	Y	Y	9
Married	30-39	F	\$140K-\$149,999	HS	Y	Y	9
	30-39	F	\$150K-\$159,999	HS	Y	Y	9
	30-39	F	\$160K-\$169,999	HS	Y	Y	9
Married	30-39	F	\$170K-\$179,999	HS	Y	Y	9
	30-39	F	\$180K-\$189,999	HS	Y	Y	9
	30-39	F	\$190K-\$199,999	HS	Y	Y	9
Married	30-39	F	\$200K-\$209,999	HS	Y	Y	9
	30-39	F	\$210K-\$219,999	HS	Y	Y	9
	30-39	F	\$220K-\$229,999	HS	Y	Y	9
Married	30-39	F	\$230K-\$239,999	HS	Y	Y	9
	30-39	F	\$240K-\$249,999	HS	Y	Y	9
	30-39	F	\$250K-\$259,999	HS	Y	Y	9
Married	30-39	F	\$260K-\$269,999	HS	Y	Y	9
	30-39	F	\$270K-\$279,999	HS	Y	Y	9
	30-39	F	\$280K-\$289,999	HS	Y	Y	9
Married	30-39	F	\$290K-\$299,999	HS	Y	Y	9
	30-39	F	\$300K-\$309,999	HS	Y	Y	9
	30-39	F	\$310K-\$319,999	HS	Y	Y	9
Married	30-39	F	\$320K-\$329,999	HS	Y	Y	9
	30-39	F	\$330K-\$339,999	HS	Y	Y	9
	30-39	F	\$340K-\$349,999	HS	Y	Y	9
Married	30-39	F	\$350K-\$359,999	HS	Y	Y	9
	30-39	F	\$360K-\$369,999	HS	Y	Y	9
	30-39	F	\$370K-\$379,999	HS	Y	Y	9
Married	30-39	F	\$380K-\$389,999	HS	Y	Y	9
	30-39	F	\$390K-\$399,999	HS	Y	Y	9
	30-39	F	\$400K-\$409,999	HS	Y	Y	9
Married	30-39	F	\$410K-\$419,999	HS	Y	Y	9
	30-39	F	\$420K-\$429,999	HS	Y	Y	9
	30-39	F	\$430K-\$439,999	HS	Y	Y	9
Married	30-39	F	\$440K-\$449,999	HS	Y	Y	9
	30-39	F	\$450K-\$459,999	HS	Y	Y	9
	30-39	F	\$460K-\$469,999	HS	Y	Y	9
Married	30-39	F	\$470K-\$479,999	HS	Y	Y	9
	30-39	F	\$480K-\$489,999	HS	Y	Y	9
	30-39	F	\$490K-\$499,999	HS	Y	Y	9
Married	30-39	F	\$500K-\$509,999	HS	Y	Y	9
	30-39	F	\$510K-\$519,999	HS	Y	Y	9
	30-39	F	\$520K-\$529,999	HS	Y	Y	9
Married	30-39	F	\$530K-\$539,999	HS	Y	Y	9
	30-39	F	\$540K-\$549,999	HS	Y	Y	9
	30-39	F	\$550K-\$559,999	HS	Y	Y	9
Married	30-39	F	\$560K-\$569,999	HS	Y	Y	9
	30-39	F	\$570K-\$579,999	HS	Y	Y	9
	30-39	F	\$580K-\$589,999	HS	Y	Y	9
Married	30-39	F	\$590K-\$599,999	HS	Y	Y	9
	30-39	F	\$600K-\$609,999	HS	Y	Y	9
	30-39	F	\$610K-\$619,999	HS	Y	Y	9
Married	30-39	F	\$620K-\$629,999	HS	Y	Y	9
	30-39	F	\$630K-\$639,999	HS	Y	Y	9
	30-39	F	\$640K-\$649,999	HS	Y	Y	9
Married	30-39	F	\$650K-\$659,999	HS	Y	Y	9
	30-39	F	\$660K-\$669,999	HS	Y	Y	9
	30-39	F	\$670K-\$679,999	HS	Y	Y	9
Married	30-39	F	\$680K-\$689,999	HS	Y	Y	9
	30-39	F	\$690K-\$699,999	HS	Y	Y	9
	30-39	F	\$700K-\$709,999	HS	Y	Y	9
Married	30-39	F	\$710K-\$719,999	HS	Y	Y	9
	30-39	F	\$720K-\$729,999	HS	Y	Y	9
	30-39	F	\$730K-\$739,999	HS	Y	Y	9
Married	30-39	F	\$740K-\$749,999	HS	Y	Y	9
	30-39	F	\$750K-\$759,999	HS	Y	Y	9
	30-39	F	\$760K-\$769,999	HS	Y	Y	9
Married	30-39	F	\$770K-\$779,999	HS	Y	Y	9
	30-39	F	\$780K-\$789,999	HS	Y	Y	9
	30-39	F	\$790K-\$799,999	HS	Y	Y	9
Married	30-39	F	\$800K-\$809,999	HS	Y	Y	9
	30-39	F	\$810K-\$819,999	HS	Y	Y	9
	30-39	F	\$820K-\$829,999	HS	Y	Y	9
Married	30-39	F	\$830K-\$839,999	HS	Y	Y	9
	30-39	F	\$840K-\$849,999	HS	Y	Y	9
	30-39	F	\$850K-\$859,999	HS	Y	Y	9
Married	30-39	F	\$860K-\$869,999	HS	Y	Y	9
	30-39	F	\$870K-\$879,999	HS	Y	Y	9
	30-39	F	\$880K-\$889,999	HS	Y	Y	9
Married	30-39	F	\$890K-\$899,999	HS	Y	Y	9
	30-39	F	\$900K-\$909,999	HS	Y	Y	9
	30-39	F	\$910K-\$919,999	HS	Y	Y	9
Married	30-39	F	\$920K-\$929,999	HS	Y	Y	9
	30-39	F	\$930K-\$939,999	HS	Y	Y	9
	30-39	F	\$940K-\$949,999	HS	Y	Y	9
Married	30-39	F	\$950K-\$959,999	HS	Y	Y	9
	30-39	F	\$960K-\$969,999	HS	Y	Y	9
	30-39	F	\$970K-\$979,999	HS	Y	Y	9
Married	30-39	F	\$980K-\$989,999	HS	Y	Y	9
	30-39	F	\$990K-\$999,999	HS	Y	Y	9
	30-39	F	\$1,000K-\$1,009,999	HS	Y	Y	9
Married	30-39	F	\$1,010K-\$1,019,999	HS	Y	Y	9
	30-39	F	\$1,020K-\$1,029,999	HS	Y	Y	9
	30-39	F	\$1,030K-\$1,039,999	HS	Y	Y	9
Married	30-39	F	\$1,040K-\$1,049,999	HS	Y	Y	9
	30-39	F	\$1,050K-\$1,059,999	HS	Y	Y	9
	30-39	F	\$1,060K-\$1,069,999	HS	Y	Y	9
Married	30-39	F	\$1,070K-\$1,079,999	HS	Y	Y	9
	30-39	F	\$1,080K-\$1,089,999	HS	Y	Y	9
	30-39	F	\$1,090K-\$1,099,999	HS	Y	Y	9
Married	30-39	F	\$1,100K-\$1,109,999	HS	Y	Y	9
	30-39	F	\$1,110K-\$1,119,999	HS	Y	Y	9
	30-39	F	\$1,120K-\$1,129,999	HS	Y	Y	9
Married	30-39	F	\$1,130K-\$1,139,999	HS	Y	Y	9
	30-39	F	\$1,140K-\$1,149,999	HS	Y	Y	9
	30-39	F	\$1,150K-\$1,159,999	HS	Y	Y	9
Married	30-39	F	\$1,160K-\$1,169,999	HS	Y	Y	9
	30-39	F	\$1,170K-\$1,179,999	HS	Y	Y	9
	30-39	F	\$1,180K-\$1,189,999	HS	Y	Y	9
Married	30-39	F	\$1,190K-\$1,199,999	HS	Y	Y	9
	30-39	F	\$1,200K-\$1,209,999	HS	Y	Y	9
	30-39	F	\$1,210K-\$1,219,999	HS	Y	Y	9
Married	30-39	F	\$1,220K-\$1,229,999	HS	Y	Y	9
	30-39	F	\$1,230K-\$1,239,999	HS	Y	Y	9
	30-39	F	\$1,240K-\$1,249,999	HS	Y	Y	9
Married	30-39	F	\$1,250K-\$1,259,999	HS	Y	Y	9
	30-39	F	\$1,260K-\$1,269,999	HS	Y	Y	9
	30-39	F	\$1,270K-\$1,279,999	HS	Y	Y	9
Married	30-39	F	\$1,280K-\$1,289,999	HS	Y	Y	9
	30-39	F	\$1,290K-\$1,299,999	HS	Y	Y	9
	30-39	F	\$1,300K-\$1,309,999	HS	Y	Y	9
Married	30-39	F	\$1,310K-\$1,319,999	HS	Y	Y	9
	30-39	F	\$1,320K-\$1,329,999	HS	Y	Y	9
	30-39	F	\$1,330K-\$1,339,999	HS	Y	Y	9
Married	30-39	F	\$1,340K-\$1,349,999	HS	Y	Y	9
	30-39	F	\$1,350K-\$1,359,999	HS	Y	Y	9
	30-39	F	\$1,360K-\$1,369,999	HS	Y	Y	9
Married	30-39	F	\$1,370K-\$1,379,999	HS	Y	Y	9
	30-39	F	\$1,380K-\$1,389,999	HS	Y	Y	9
	30-39	F	\$1,390K-\$1,399,999	HS	Y	Y	9
Married	30-39	F	\$1,400K-\$1,409,999	HS	Y	Y	9
	30-39	F	\$1,410K-\$1,419,999	HS	Y	Y	9
	30-39	F	\$1,420K-\$1,429,999	HS	Y	Y	9
Married	30-39	F	\$1,430K-\$1,439,999	HS	Y	Y	9
	30-39	F	\$1,440K-\$1,449,999	HS	Y	Y	9
	30-39	F	\$1,450K-\$1,459,999	HS	Y	Y	9
Married	30-39	F	\$1,460K-\$1,469,999	HS	Y	Y	9
	30-39	F	\$1,470K-\$1,479,999	HS	Y	Y	9
	30-39	F	\$1,480K-\$1,489,999	HS	Y	Y	9
Married	30-39	F	\$1,490K-\$1,499,999	HS	Y	Y	9
	30-39	F	\$1,500K-\$1,509,999	HS	Y	Y	9
	30-39	F	\$1,510K-\$1,519,999	HS	Y	Y	9
Married	30-39	F	\$1,520K-\$1,529,999	HS	Y	Y	9
	30-39	F	\$1,530K-\$1,539,999	HS	Y	Y	9
	30-39	F	\$1,540K-\$1,549,999	HS	Y	Y	9
Married	30-39	F	\$1,550K-\$1,559,999	HS	Y	Y	9
	30-39	F	\$1,560K-\$1,569,999	HS	Y	Y	9
	30-39	F	\$1,570K-\$1,579,999	HS	Y	Y	9
Married	30-39	F	\$1,580K-\$1,589,999	HS	Y	Y	9
	30-39	F	\$1,590K-\$1,599,999	HS	Y	Y	9
	30-39	F	\$1,600K-\$1,609,999	HS	Y	Y	9
Married	30-39	F	\$1,610K-\$1,619,999	HS	Y	Y	9
	30-39	F	\$1,620K-\$1,629,999	HS	Y	Y	9
	30-39	F	\$1,630K-\$1,639,999	HS	Y	Y	9
Married	30-39	F	\$1,640K-\$1,649,999	HS	Y	Y	9
	30-39	F	\$1,650K-\$1,659,999	HS	Y	Y	9
	30-39	F	\$1,660K-\$1,669,999	HS	Y	Y	9
Married	30-39	F	\$1,670K-\$1,679,999	HS	Y	Y	9
	30-39	F	\$1,680K-\$1,689,999	HS	Y	Y	9
	30-39	F	\$1,690K-\$1,699,999	HS	Y	Y	9
Married	30-39	F	\$1,700K-\$1,709,999	HS	Y	Y	9
	30-39	F	\$1,710K-\$1,719,999	HS	Y	Y	9
	30-39	F	\$1,720K-\$1,729,999	HS	Y	Y	9
Married	30-39	F	\$1,730K-\$1,739,999	HS	Y	Y	9
	30-39	F	\$1,740K-\$1,749,999	HS	Y	Y	9
	30-39	F	\$1,750K-\$1,759,999	HS	Y	Y	9
Married	30-39	F	\$1,760K-\$1,769,999	HS	Y	Y	9
	30-39	F	\$1,770K-\$1,779,999	HS	Y	Y	9
	30-39	F	\$1,780K-\$1,789,999	HS	Y	Y	9
Married	30-39	F	\$1,790K-\$1,799,999	HS	Y	Y	9
	30-39	F	\$1,800K-\$1,809,999	HS	Y	Y	9
	30-39	F	\$1,810K-\$1,819,999	HS	Y	Y	9
Married	30-39	F	\$1,820K-\$1,829,999	HS	Y	Y	9
	30-39	F	\$1,830K-\$1,839,999	HS	Y	Y	9
	30-39	F	\$1,840K-\$1,849,999	HS	Y	Y	9
Married	30-39	F	\$1,850K-\$1,859,999	HS	Y	Y	9
	30-39	F	\$1,860K-\$1,869,999	HS	Y	Y	9
	30-39	F	\$1,870K-\$1,879,999	HS	Y	Y	9
Married	30-39	F	\$1,880K-\$1,889,999	HS	Y	Y	9
	30-39	F	\$1,890K-\$1,899,999	HS	Y	Y	9
	30-39	F	\$1,900K-\$1,909,999	HS	Y	Y	9
Married							



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Treasury & Capital Management Group (TCMG) –
20th October 2026

Report by: Gregg Holland – Head of Leisure,
Health & Environment

Lead Cllr: Debbie Mickleburgh
Executive Councillor for
Communities, Health & Leisure



Wards	Open / Exempt	Key Decision?
All	Open	No

Huntingdon Sport & Health Hub – Update Report

Executive Summary:

This report is aimed at providing Treasury & Capital Management Group (TCMG) with an update on the Huntingdon Sport & Health Hub project [following the last meeting dated 28th July 2026](#).

This report aims to update Cabinet via TCMG as part of providing oversight of this project and advise that the project continues to meet key conditions (linked to previous approvals); illustrate the steps taken since the last meeting (July 2026) and advise how the project has moved into the formal commencement and delivery stages of the capital investment.

The key points to note are:

1. The commencement of works on the 3G Football Pitch; with a completion November 2026
2. The completion of RIBA Stages 3 and 4 for the main development
3. The completion of necessary legal agreements with key stakeholders Huntingdon Town Council, Cambridgeshire County Council and CAM Academy Trust
4. The completion of the Delivery Management Agreement (DMA), allowing for the contractor to begin mobilisation.
5. The anticipated commencement of works on site in October, with an expected completion in Autumn 2028.

Recommendations

The TCMG is recommended to:

- 1.1. Note the updates provided in respect of the project, which has now moved into the Delivery phase.

- 1.2. Acknowledge and accept the construction phase plan for the 3G Football pitch and main leisure development works.
- 1.3. To review and accept the wider updates provided by Officer's on the updated financial information and risk management.

	Key Corporate Plan Priorities
1	Improving quality of life for local people
2	Creating a better Huntingdonshire for future generations
3	Doing our core work well

	Place Strategy Priorities
1	Pride in Place
2	Health Embedded

Report Author(s)

Gregg Holland – Head of Leisure, Health & Environment -
gregg.holland@huntingdonshire.gov.uk

1. PURPOSE OF THE REPORT

- 1.1** The purpose of this report is to inform the TCMG of the progress Officers have made on the Huntingdon Sport & Health Hub project since its last meeting on 28th July 2026. This includes the overarching project and capital costs. It also seeks to advise TCMG that the project has progressed into delivery and seeks to provide an initial update as part of formal oversight to TCMG (on behalf of Cabinet) which will continue periodically as the project progresses through the delivery stages.

2. BACKGROUND & CONTEXT

- 2.1** Members will recall the considerable background detail and context which have got this project to this point. The intention is that this will not be repeated here, however highlights are:
- 2.2** [The RIBA Stage 2 process was approved by Cabinet in October 2025.](#)
- 2.3** The financial information provided at RIBA Stage 2 were used to inform the Capital budget bid during the budget setting process, with the scheme included in the Councils Capital Programme from 1st April 2026.
- 2.4** A comprehensive update was given to [TCMG in July 2026](#). This noted the considerable progression of the project; and included key updates from a range of technical and professional services which have been supporting the project. The recommendations of that report were accepted by TCMG.
- 2.5** The remainder of this report is therefore aimed at providing an update and reassurance to the TCMG on the activities that have taken place since July 2026 and to provide an overview of the next steps on delivery of the project.

3. ACTIONS SINCE JULY

- 3.1** Final negotiations with Huntingdon Town Council, Cambridgeshire County Council and CAM Academy Trust have all concluded and the associated legal documentation completed.
- 3.2** Huntingdonshire District Council then signed and engrossed the following legal documents with CAM Academy Trust to allow the mobilisation of the new 3G Football Pitch:
- Trenching Licence
 - Pitch Works Licence
 - Fencing Works Licence
- 3.3** The new 3G Football pitch commenced in July 2026, and it is anticipated to be concluded by November 2026.
- 3.4** The Deed of Variation between Huntingdonshire District Council and Cambridgeshire County Council to allow the change in use of the existing swimming pool to a super soft play was signed and engrossed in September 2026.

3.5 Working in partnership with Huntingdon Town Council the District Council signed and engrossed the following legal documents on 1st October 2026. These included:

- Land Exchange Agreement
- Phase 1 Transfer to HDC from HTC
- Transfer to HTC
- Phase 2 Transfer to HDC from HTC
- Deed of Easement
- Collaboration & Funding Agreement
- Compound Licence

3.6 Further to this the Delivery Management Agreement (DMA) between Huntingdonshire District Council and Alliance Leisure (leisure development partner) was also signed and engrossed on 1st October 2026.

3.7 With the legal documentation having been completed and executed with Huntingdonshire Town Council and Alliance Leisure this now allows the main leisure development works (new leisure centre extension) to be started which will commence mid-October 2026.

3.8 The latest construction programme for all aspects of the leisure development can be seen in the table below:

Phasing	Work	From	To
Phase 1a	11 a Side Football Pitch	27/07/26	16/11/26
Phase1b	Mobilisation (leisure development)	12/10/26	26/10/26
Phase 2	Access Road & Site Set-Up	26/10/26	08/01/27
Phase 3	Pickleball Courts	23/11/26	01/03/27
Phase 4	Main Construction Works	01/03/27	29/08/28
Phase 5	Padel Courts	29/08/27	17/11/28
Phase 6	Conversion of Existing Wet Side Facility	29/08/27	09/03/29

4. FINANCIAL UPDATE

4.1 Within the TCMG July report the Head of Leisure, Health & Environment provided a significant update on costs and funding implications. This report also sought to provide assurance that the prudent approach to budgeting, with wider refinement of the project and its costs had meant that the project was still deliverable within the approved capital budget, but there was sufficient scope to actively manage project costs during the process and timeline of the development – such as through value engineering should it be necessary.

4.2 As part of the design and project process and as identified within the TCMG report the council retained the services of Browne Jacobson for legal support on both the land and Delivery Management Agreement (DMA) matters. As part of this process the expert legal advice has been to recommend that based upon the volatility of the construction industry that the council take out “performance bonds” which ensures the council up to 10% of the project cost (c£2.8m) if their construction partner enters administration.

- 4.3** The performance bonds have been confirmed to cost £189k. This would increase the total project costs from £29.5m (RIBA Stage 4) to £29.7m. Throughout the RIBA Stage process the total capital cost for the project has been £30.5m. The core project costs remain within this envelope, with 97% of costs being fixed. There has been considerable work undertaken by Officers and expert consultants to provide the council with confidence and reassurance for project delivery and fixed costs.
- 4.4** Prior to concluding the Delivery Management Agreement (DMA) Officers had managed to obtain construction prices that had been held since the beginning of August. The non-completion of the DMA was a significant risk to the project as until that was signed, the main works costs could not be considered as fixed and would be susceptible to market changes because of market volatility and wider geo-political instability. Officers worked closely with both Brown Jacobson and NCS Project Consultants to conclude the DMA. The DMA was concluded on 1st October 2026.
- 4.5 The core project costs are within the agreed capital budget envelope; and as such, the project continues in accordance with the decisions to date.**
- 4.6** There are items which form part of the wider costs for the project which have increased, and which will require active management through the project. These total c£2.2m – these will continue to be refined as the project develops, and some may be able to be removed/reduced in due course (for example increased project contingency).
- 4.7** Of those wider costs, c£1m can be offset by funding that will be returned to the project from other sources (such as return of ‘forward funded’ works). This would leave a balance of c£1.2m of cost that would remain, which Officers are confident can be actively managed within usual project financial management, alongside other actions such as future MTFS bids if necessary. Members should be assured that a prudent approach has been adopted for where we are now.
- 4.8** Regarding the funding and deliverability of the project from a financial perspective, Officers have undertaken detailed appraisals recognising that funding for the project will come from a range of sources including Borrowing, CIL, existing Capital Receipts and Earmarked Reserves. Members are asked to note that the CIL figure attributable to the project has been agreed at £10.3m, in accordance with the February 2026 “CIL Governance – Phase 2 (Strategic Allocation)” paper - [Report Template for Cabinet / Committee Reports](#). The overall financial appraisal is considered to remain sound.
- 4.9** Members are made aware that despite best efforts, due to structural/system changes within the NHS and ICB, it has not been possible to confirm their involvement in the project at this stage. As a result, the anticipated contribution from that source cannot be accounted for at this point. However, this can be addressed by increased borrowing. As part of the project progressing, Officers will continue to work across the Council and with other external partners to seek alternative uses for the space that was identified for the NHS; this may include an ability to find an alternative health partner to take the space. As such, it is considered that although this capital funding is no longer available, it does not

mean that there will not be other capital or revenue funding opportunities for the space that would be created.

- 4.10** In light of the changes in financials, both Leisure and Finance colleagues have updated and rechecked the cashflow models for the development. There is confidence that the models and overall appraisals remain sound. Whilst there would be some unavoidable impacts in the early years, over the longer term the overall cashflow remains positive to the Council.
- 4.11** Finally, it is recommended that a longer-term position on this project is seen as over the life of the project it will provide a positive contribution of (£9.8m) and wider than this the non-financial social and physical activity benefits. **The high-level business case for the scheme on a strategic level and its strategic benefits for the district remain sound.**
- 4.12** For these reasons, the project from a financial perspective is able to continue and remains deliverable. The Councils Corporate Director (Finance and Resources) and Section 151 Officer have been involved in the process of concluding the financial picture for the development and is comfortable. As such, and based upon previous formal decisions, the DMA was able to be concluded to enable the mobilisation of the contractor and for the project to progress.

5. RISK MANAGEMENT

- 5.1** There is a high-level risk appraisal for the scheme. The information within the table below lists the most significant risks pertaining to this stage of the project (up to conclusion of the DMA and intended mobilisation).
- 5.2** Officers have sought appropriate professional legal; development and construction feedback. The identified risks below were considered to allow the project to proceed and to ensure no further financial or associated risk/s were added to this project to delay delivery:

Risk	Likelihood	Impact
Volatility of the construction market (Prices)	High	• Construction partners have held prices etc since beginning of August. • As the Delivery Management Agreement (DMA) is now signed this mitigates this risk and lowers to medium/low. • There will remain some residual risk should prices fluctuate considerably.
Geo-political situation	High	• Current World situation and instability in global markets and its impact on resources and supply chains thus affecting costs of the project. • As the Delivery Management Agreement (DMA) is now signed

		this mitigates this risk and lowers to medium/low. • There will remain some residual risk should prices fluctuate considerably.
Interest rates	High	• Indications that interest rates are on the rise imminently and will thus affect the costs of borrowing. • This is mitigated to a degree by the leaving borrowing to a late stage in the project and using other funding sources first. • Continual reviews and updates of the financial appraisal and cashflow models are also to be undertaken at regular intervals.
Weather	Medium	• A harsh winter will affect the overarching project and could cause delays. The performance bond and other insurances, along with contingency do aid in mitigating the effects of this risk which will be an increase in cost. • Project delays can be actively managed as part of project management
Contractor Insolvency	Low	• This is deemed a low risk. A full financial review has been undertaken to establish this position.
Officer Continuity	Low	• Senior officer departure or long-term absence could cause significant delay and extension to the project
Project Management	Low	• Deemed a low risk based upon the inclusion of Varsity Consulting on the main project and NPS Consulting acting on behalf of the council
Inability to fund the wider project costs / Additional Items / future MTFS bid is not successful	Low	• A full project cost review would be undertaken by Officer's and the project management team to identify opportunities to offset the funding gap.
External funding is not received	Low	• This is deemed low risk as some of the funding is covered by legal agreements and others are determined as a cost by the council

6. NEXT STEPS / KEY MILESTONES

1. Setting up and completion of the construction compound) – **October 2026.**
2. Mobilisation and commencement of the new access road from St Peter's Road to the new leisure development site – **October – December 2026.**
3. Demolition of existing Cricket pavilion (which will then allow for final construction compound to be delivered) – **December 2026.**
4. Main ground works for leisure development site which will include the removal of the old Tennis court, 7 a side Football pitches x 2 to allow for the main works to the Pickle Courts and main development - **October – December 2026.**
5. Completion of the 3G Football pitch by **November 2026.**

6.1 In addition, stakeholder communication and engagement meetings have been set up and have been running for several months. These happen on a bi-weekly basis and are chaired by the One Leisure Business & Operation's Manager. Key attendance is seen from the following groups:

1. Huntingdonshire District Council
2. CAM Academy Trust
3. Alliance Leisure
4. Universal Civils & Construction
5. HDC Communications Team
6. One Leisure Operational & Communications Team

6.2 Further to this at the start of the project the council developed a new microsite in order that once it had gone live this could be actively updated to allow a continuous flow of information about the project to be released to local residents informing them of progress or how to report any issues that may arise. The operational leisure team will lead on this process.

7. BACKGROUND PAPERS – LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

7.1 The table below illustrates all of the background information used by Officer's to develop the entire Huntingdon Sports & Health Hub project and this most recent TCMG report:

- Huntingdon Sport & Health Hub - RIBA Stage 1 Report – April 2025
- Huntingdon Sport & Health Hub - RIBA Stage 2 Report – October 2025
- Development Management Committee (Planning Approval – February 2026
- Full Council – Budget Approval – February 2026
- Community Infrastructure Levy Cabinet Report – March 2026

Insert:
TCMG : 20th October 2026
Report by: Pam Scott
Lead Cllr: Brett Mickleburgh
Executive Councillor Economy,
Regeneration and Housing



Wards	Open / Exempt	Key Decision?
Huntingdon East	Open.	Yes

Report Title: Acquisition of the Amber Centre

Executive Summary:

Places for People are progressing a comprehensive redevelopment of Suffolk House and adjoining residential land in Huntingdon. A planning application has been submitted for 87 new affordable homes, replacing Suffolk House, Grenville House, the Mayfield Road bungalows and associated garages.

A further regeneration opportunity has arisen through the proposed disposal by Cambridgeshire County Council of the nearby Amber Centre, a former adult education and community facility at 36 Mayfield Road, Huntingdon.

The acquisition and future redevelopment of the Amber Centre would complement the existing Suffolk House proposals and create the opportunity for a second phase of regeneration. Although the emerging Local Plan identifies the site as suitable for approximately 12 homes if developed independently, earlier work indicates that its inclusion within a comprehensive regeneration scheme could potentially enable the delivery of up to approximately 40 additional homes. The final housing capacity would be subject to detailed design, viability and planning considerations.

Places for People can only acquire the property on a conditional basis, subject to securing planning permission. Cambridgeshire County Council, however, requires an unconditional sale, due to its disposal policy. It is therefore proposed that HDC acquires the property for £550,000 on an unconditional sale basis and subsequently sells it to Places for People once planning permission for the second phase has been secured. The current working assumption is that the onward sale would take place within approximately nine months.

This approach would secure the site in the short term, build on the investment already being made by Places for People through the Suffolk House regeneration and create the opportunity to deliver additional affordable housing.

The proposed acquisition would:

- Secure a strategically important site
- Build on the investment already being made through Suffolk House regeneration
- Support a comprehensive rather than fragmented approach to development
- Enable the current 87 home planning application to proceed without delay
- Create the opportunity to deliver additional affordable housing as a second phase of the wider regeneration.

The report therefore seeks approval for the use of £550,000 of capital funding to acquire the Amber Centre and delegated authority to complete the acquisition and subsequent sale to Places for People.

Recommendations

- 1.1. Approve the use of funding (capital) to acquire the Amber Centre from Cambridgeshire County Council.
- 1.2. To delegate to the Deputy Chief Executive & Corporate Director (Place) and the Corporate Director of Finance and Resources (S151 Officer) in consultation with the Portfolio Holder for Finance & Resources and the Portfolio Holder for Economy, Regeneration and Housing to:
 - Agree the final terms of the acquisition from Cambridgeshire County Council
 - Agree the terms of the subsequent sale to Places for People in a back to back agreement
 - Approve any interim property management, access, security or licensing arrangements – which may include demolition and clearance or works licenses.
 - Complete all necessary agreements, contracts and legal documentation
 - Take all necessary steps to complete both transactions and support the wider regeneration of Suffolk House and the surrounding area.

Key Corporate Plan Priorities

1

The proposed acquisition supports the Council's regeneration, place shaping and strategic housing objectives and aligns with Priority 2 of the Corporation Plan, "Creating a better Huntingdonshire for future generations", particularly the objective of improving housing.

2

The proposal would support comprehensive regeneration, help increase the potential supply of affordable housing and make more effective use of previously developed land. The Suffolk House regeneration scheme is also specifically referenced in Objective 28 of the Corporate Plan 2026/27. This will enable the Council to nominate applicants from the Council's Housing Register and meet housing need.

Place Strategy Priorities

1	The proposed acquisition would support the Pride in Place journey by enabling the comprehensive redevelopment of the area around Suffolk House, Huntingdon.
2	

Report Author(s)

Pam Scott, Head of Economy, Regeneration and Housing Delivery
(pamela.scott@huntingdonshire.gov.uk)

1. PURPOSE OF THE REPORT

(Detail the purpose & need for the report, to explain what the report is for and why it is needed. Detail the rationale for the report.

- 1.1** To seek approval for the purchase of the Amber Centre, a former adult education and community facility located at 36 Mayfield Road, Huntingdon PE29 1NL from Cambridgeshire County Council for the sum of £550,000.
- 1.2** To provide members with an overview of the Suffolk House regeneration proposals being progressed by Places for People.
- 1.3** To explain how the acquisition of the Amber Centre would support a second phase of the wider regeneration
- 1.4** To seek authority for the subsequent sale of the property to Places for People to facilitate the delivery of affordable housing.

2. BACKGROUND & CONTEXT

- 2.1** Places for People are progressing the comprehensive redevelopment of Suffolk House and adjoining residential land in Huntingdon. A planning application has been submitted to Huntingdonshire District Council (HDC) for 87 new affordable homes replacing the existing Suffolk House, Grenville House, Mayfield bungalows and associated garages. The existing buildings are approaching the end of their functional life and extensive upgrading is not considered to represent a financially prudent long-term solution. Suffolk House is the only building in the district that does not meet current building safety standards.
- 2.2** The proposed development would provide a mixture of one-to-four-bedroom homes as apartments and town houses for social rent and shared ownership. The proposals are also expected to include:
 - accessible and adaptable homes
 - a small number of wheelchair accessible properties
 - new landscaping
 - sustainable drainage
 - secure cycle storage
 - measures to achieve more than 10% biodiversity net gain.

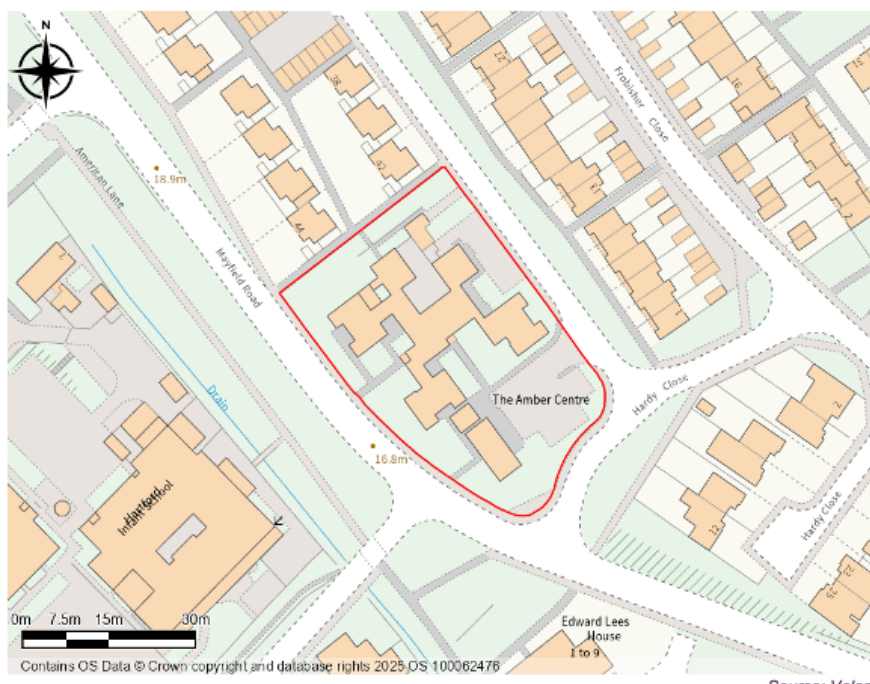
The planning application which was submitted in July 2026 is being managed through a Planning Performance Agreement.

- 2.3** Places for People began informing affected residents about the proposed redevelopment in May 2025. Several properties were already vacant and by June 2026 the remaining 22 residents had been moved to alternative suitable accommodation.
- 2.4** The Council has worked with Places for People for several years in an enabling capacity as part of its strategic housing delivery. The Council recently disposed of two small land parcels within the Suffolk House site to Places for People to facilitate

the comprehensive regeneration of the area. Please see image below, which also shows the wider site.



- 2.5** As the Suffolk House proposals have progressed a further opportunity has arisen in relation to the nearby Amber Centre (also referred to as the Music Centre). The Amber Centre is owned by Cambridgeshire County Council and was approved for disposal. As part of a County agreement the Council's in Cambridgeshire are offered a first opportunity to purchase land and buildings that they are disposing of, they therefore approached HDC to see if we would be interested in acquiring the property. Two valuations have been obtained by the County Council, one from Carter Jonas for £575,000 and one from Eddisons for £525,000, the County Council's disposal policy states that the price for the site would be the average of the two valuations, in this case £550,000, this price is based on a site with planning permission.
- 2.6** The proposed acquisition of the Amber Centre should be considered in the context of the wider Suffolk House Regeneration being proposed by Places for People and build on the investment already being made by them in the area, it would be considered as a second phase of redevelopment, so that there would be no delay in determining the current planning application that has been submitted. Acquisition of the Amber Centre site would also allow opportunities for it to be used as a site compound or facility to support the adjacent redevelopment. The core principle of this arrangement is to enable and support long-term, positive place-making and support the Council's Place Strategy as part of the Pride in Place journey. It will also enable a more comprehensive form of development by delivering a much larger regeneration of the area; this scheme would also have the benefit of delivering an increased level of affordable housing.



- 2.7** Officers explored the option of Places for People acquiring the Amber Centre directly. However, Places for People are currently only able to acquire the property on a conditional basis subject to securing satisfactory planning, whereas the County Council requires an unconditional sale, as per their disposal policy. It is therefore proposed that the HDC acquires the property on an interim basis, with the intention of selling it on to Places for People. HDC will then sell the property to Places for People once planning permission for Phase Two has been secured. The current working assumption is that the onward sale would take place within approximately nine months, although this will be dependent upon the planning process and completion of the necessary legal agreements.
- 2.8** Draft Head of Terms have been received from both the County Council and Places for People. Before the Council enters into the acquisition, officers will seek to agree suitable contractual protections setting out the proposed onward sale arrangements, the allocation of holding and transactions costs, responsibility for management and security of the property and position should planning permission be delayed or not secured. This will be subject to legal agreement between HDC, the County Council and Places For People. Final terms will be subject to legal, financial and property advice and the delegated approvals set out in the recommendations.
- 2.9** The acquisition of the Amber Centre creates the opportunity for a second phase of the wider Suffolk House regeneration. The emerging Local Plan identifies the 0.35-hectare Amber Centre site as suitable for approximately 12 homes on a standalone basis. However, earlier work considering the site as part of the wider comprehensive regeneration indicated that incorporation of the Amber Centre could potentially enable a significantly greater housing yield, with early estimates suggesting up to around 40 additional homes. Any final number would be subject to detailed design, viability and planning considerations. The Council will have nomination rights to all rented homes delivered as part of this development.

3. ALTERNATIVE OPTIONS CONSIDERED & NOT RECOMMENDED

- 3.1** The Council could decide not to purchase the Amber Centre from the County Council and let them sell the site on the open market to deliver market housing, instead HDC has decided to purchase the site to enable Places for People to develop the land solely for affordable housing.

4. COMMENTS OF OVERVIEW & SCRUTINY

- 4.1** N/A

5. POST-DECISION IMPLEMENTATION

- 5.1** The recommendation is to delegate to the Deputy Chief Executive & Corporate Director (Place) and the Corporate Director of Finance and Resources (S151 Officer) in consultation with the Portfolio Holder for Finance & Resources and the Portfolio Holder for Economy, Regeneration and Housing to enable the acquisition and sale to Places for People to take place, this will be done following due diligence and legal advice from HDC's legal advisors as soon as possible following approval to proceed.

6. IMPLICATIONS OF THE DECISION

6.1 Council Key Priorities and Performance

- Creating a better Huntingdonshire for future generations – the proposed acquisition supports the Council's regeneration, place shaping and strategic housing objectives and aligns with Priority 2 of the Corporation Plan, "Creating a better Huntingdonshire for future generations", particularly the objective of improving housing.
- The proposal would support comprehensive regeneration, help increase the supply of affordable housing and make more effective use of previously developed land. The Suffolk House regeneration scheme is also specifically referenced in Objective 28 of the Corporate Plan 2026/27. This will enable the Council to nominate applicants from the Council's Housing Register and meet housing need.

6.2 Financial Implications

- 6.2.1** To approve the use of £550,000 of Capital Funding to support the acquisition of the Amber Centre, this will be within the financial year 2026/2027. Additional expenditure referenced in this report to support the acquisition of the Amber Centre will be wherever possible will be claimed back from Places for People as part of the Legal Agreement.

6.3 Policy Implications

6.3.1 N/A

6.4 Legal & Constitutional Implications

6.4.1 Sharpe Pritchard has been appointed to advise the Council on the proposed acquisition and onward disposal. Legal due diligence will include review of title, rights, restrictions, access, vacant possession and any property liabilities, together with the statutory powers and governance requirements applying to both transactions.

6.4.2 The terms of the proposed onward sale will be considered in the context of the Council's legal obligations, including valuation, best-consideration and subsidy-control requirements. Any licence, early-access, demolition or property management arrangements will be documented separately and entered into only following appropriate legal and financial advice.

6.5 Community Impact

6.5.1 The Community impact is captured in the Background and Context of this report, specifically the delivery of affordable housing.

6.6 Environment & Climate Change Implications

6.6.1 N/A

6.7 Equality & Diversity Implications

6.7.1 The Council has a statutory duty to promote equality of opportunity, eliminate discrimination, harassment and victimisation and foster good relations in respect of nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

Good planning and effective regeneration can improve environments and opportunities for communities experiencing disadvantage. Planning which does not engage with or consider the needs of local communities is unlikely to improve their life chances and may further entrench area-based disadvantage.

The acquisition is not expected, by itself, to result in a direct adverse impact on people with protected characteristics. Any future development proposal will, however, need to consider accessibility, tenure, housing need, community safety and the implications for existing and future residents. A proportionate equality assessment will be undertaken as the detailed Phase Two proposals are developed.

6.8 Implications on Resources

6.8.1 The proposed purchase price from the County Council is £550,000 as an unconditional sale. Approval is sought to fund the acquisition from the Council's capital resources i.e. Reserves. In addition to the purchase price, the Council will incur legal costs and may incur tax,

insurance, security, maintenance, utilities and other transaction and holding costs, where possible these will be paid for by places for People.

The principal financial risk is that the Council retains the asset for longer than currently anticipated or is unable to sell it to Places for People on the expected terms. The proposed transaction documentation and alternative disposal strategy will seek to mitigate this risk.

The acquisition and interim management of the property will be led by existing officers from the housing, regeneration, legal, finance, property and facilities functions. While no additional permanent posts are proposed, the work will create an operational requirement for due diligence, contract management, property inspections, security and oversight until the property is sold.

6.9 Health & Wellbeing Implications

6.9.1 N/A

6.10 Local Government Reorganisation (LGR) Implications

(Include any implications to the above presented by the recommendation. Refer to the relevant paragraph in the report if appropriate. Set out examples that show how the decision would have longer term impacts of quality of life, or deliver return on investment).

- 6.10.1** The acquisition of the Amber Centre will enable the Council to support the delivery of new affordable housing through working with Places for People, this will have long term impacts on quality of life for residents in the area. The project removes outdated, unsuitable and no longer fit for purpose accommodation with modern well ventilated and insulated homes with a small number of wheelchair accessible homes which meets the projected need of the area.

7. RISK MANAGEMENT

- 7.1** The Council would assume responsibility for the Amber Centre during the period between acquisition and onward sale. This creates property management risks, including unauthorised access, vandalism, arson, theft, deterioration and associated health and safety liabilities. Before completion officers will establish a formal agreement between HDC and Places for People to cover appropriate insurance, security, inspection and management arrangements. Options being considered include a property guardian service or, satisfactory legal terms, granting Places for People a licence to use and manage the site.

Any proposal for early access, demolition, use as welfare accommodation or use as a construction compound will be subject to the necessary legal, planning, procurement, environmental, insurance and health and safety approvals. Responsibility for the associated costs and liabilities will be documented before access is granted, this would be included in the agreement between parties.

There is a risk that planning permission for Phase Two may be delayed, refused or granted on terms that make the proposed development inviable. The site's identification for housing in the emerging Local Plan provides relevant planning

context but does not guarantee that permission will be granted. The risk will be managed through planning advice, technical due diligence, feasibility work and suitable provisions within the proposed transaction documents.

There is also a small risk that Places for People may be unable or unwilling to complete the onward purchase. Officers have been meeting regularly with Places for People over several years on this regeneration project and are working in partnership on this project, Places for People have already designed a scheme for the Amber Centre site that works alongside the scheme submitted to the Local Planning Authority. As part of the legal agreement with Places for People we will secure their commitment to purchase the site through contractual protections.

The Council may incur acquisition, legal, tax, security, insurance, utilities, rates, maintenance and other holding costs. These costs, together with the proposed funding source and the basis upon which they would be recovered through the onward sale, will be confirmed before ~~the~~ ^{the} ~~onward~~ ^{onward} sale. The Council would be acting entirely independently from the Local Planning Authority in the decision to purchase this site.

8. BACKGROUND PAPERS– LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

8.1 N/A