



FRESHNEY PLACE CABINET SUB COMMITTEE

DECISION NOTICE

Publication Date: 18th July 2025

At a meeting of the Freshney Place Cabinet Sub Committee held on the 16th July 2025 the following matters were discussed. The decisions of the Cabinet Sub Committee are set out below each item along with reasons for the decision and other options considered.

Present: Councillor Jackson (in the Chair)

Councillors Harness and Shepherd.

DN.SC.1 APOLOGIES FOR ABSENCE

There were no apologies for absence received for this meeting.

DN.SC.2 DECLARATIONS OF INTEREST

There were no declarations of interest from any Councillor for this meeting.

DN.SC.3 MINUTES

The minutes of the Freshney Place Cabinet Sub Committee meeting on 12th February 2025 were agreed as a correct record.

DN.SC.4 FRESHNEY PLACE REINFORCED AUTOCLAVED AERATED CONCRETE REMEDIATION

Freshney Place Cabinet Sub Committee considered a report from Leader of the Council and Portfolio Holder for Economy, Regeneration, Devolution and Skills seeking approval for the commencement of design works and subsequent tender.

RESOLVED –

- 1. That the commencement of design works and subsequent tender and, subject to the tender being within the overall anticipated costs referenced be approved.**
- 2. That the Interim Chief Executive and Executive Director Place and Resources, through the Interim S151 Officer and Assistant Directors for Law and Governance and Regeneration, in consultation with the Leader of the Council be delegated authority to approve the appointment of a contractor and thereafter mobilise and implement and take all reasonably ancillary actions arising.**
- 3. That the Assistant Director Law and Governance be authorised to execute arising documentation.**

REASONS FOR DECISION - The decision will ensure a pro-active approach to the maintenance of Freshney Place.

OTHER OPTIONS CONSIDERED – The Council could decide not to progress with the project. However, whilst issues are rare, as has been seen nationally, RAAC can fail, and it is important to deal with this matter to discharge health and safety requirements and ensure the viability of the centre.

DN.SC.5 FRESHNEY PLACE NEW LETTINGS

Freshney Place Cabinet Sub Committee considered a report from Leader of the Council and Portfolio Holder for Economy, Regeneration, Devolution and Skills seeking approval to progress new lettings.

RESOLVED –

- 1. That the principle of the new lettings as set out in the report and closed appendix now submitted be approved.**
- 2. That Interim Chief Executive and Executive Director Place and Resources through the Interim S151 Officer and Assistant Directors for Law and Governance and Regeneration, in consultation with the Leader of the Council, be delegated authority to agree the final terms of the lettings, including associated landlords works and/or capital contributions, provided they are within the sums referred to in the closed appendix now submitted.**
- 3. That the Assistant Director Law and Governance be authorised to formalise the agreements and deal with all ancillary matters reasonably arising.**

REASONS FOR DECISION - The decision will allow the Council to continue pursuing its aim of agreeing pre-lets for the Freshney Place leisure scheme.

OTHER OPTIONS CONSIDERED – The Council could decline these pre-lets or seek alternative terms. However, it has always been anticipated that pre-lets would be sought and the Council's retained agents, Development Manager and Asset Manager has recommended the nature of the occupiers and the main terms, advising that these are two key tenants the scheme should be seeking to secure.

DN.SC.6 FORMER HOUSE OF FRASER NEW LETTING

Freshney Place Cabinet Sub Committee considered a report from Leader of the Council and Portfolio Holder for Economy, Regeneration, Devolution and Skills seeking approval to progress a new letting and spend.

RESOLVED –

- 1. That the new letting as set out in the report now submitted be approved in principle.**
- 2. That the Interim S151 Officer and Assistant Directors for Law and Governance and Regeneration, in consultation with the Leader of the Council, be delegated authority to agree the final terms of the letting, including associated landlords works and/or capital contributions, provided they are within the sums referred to in the closed appendix plus any grants.**
- 3. That the Assistant Director Law and Governance be authorised to formalise the agreements and to deal with all ancillary matters reasonably arising.**

REASONS FOR DECISION - The decision will allow the Council to secure a letting of the former House of Fraser building and contribute to the wider regeneration of the town centre.

OTHER OPTIONS CONSIDERED – The Council could decide not to progress this deal. However, it has always been anticipated that new occupiers would be sought, and the Council's retained agents and Asset Manager have recommended the nature of the occupier and the main terms, advising that this is an important letting to enhance this area of the town.

DN.SC.7 EXCLUSION OF PRESS AND PUBLIC

RESOLVED – That the press and public be requested to leave on the grounds that discussion of the following business was likely to disclose exempt information within paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).

DN.SC.8 FRESHNEY PLACE REINFORCED AUTOCLAVED AERATED CONCRETE REMEDIATION

Freshney Place Cabinet Sub Committee considered an appendix to the report from the Leader of the Council and Portfolio Holder for Economy, Regeneration, Devolution and Skills referred to at DN.SC.4 above.

RESOLVED – That appendix to the report, pursuant to the decision at DN.SC.4 above, be noted.

DN.SC.9 FRESHNEY PLACE NEW LETTINGS

Freshney Place Cabinet Sub Committee considered an appendix to the report from the Leader of the Council and Portfolio Holder for Economy, Regeneration, Devolution and Skills referred to at DN.SC.5 above.

RESOLVED –That appendix to the report, pursuant to the decision at DN.SC.5 above, be noted.

DN.SC.10 FORMER HOUSE OF FRASER NEW LETTING AND SPEND

Freshney Place Cabinet Sub Committee considered an appendix to the report from the Leader of the Council and Portfolio Holder for Economy, Regeneration, Devolution and Skills referred to at DN.SC.6 above.

RESOLVED – That appendix to the report, pursuant to the decision at DN.SC.6 above, be noted.