

# OFFICER / CABINET MEMBER DECISION REPORT FORM

(NB. all decisions should comply with Article 13.2 of the constitution)

## 1. Decision made

Cheltenham Borough Council will enter into the following agreement to deliver the Minster Innovation Exchange project

1. Agreement between CBC and Gloucestershire County Council to undertake a land swap of Chester Walk Car Park with a proportion of St Georges Road Car Park.

## 2. Identity of the Decision Maker

Mark Sheldon – Director of Corporate Projects

## 3. Date of Decision

11<sup>th</sup> February 2021

## 4. Reasons for Decision

At a meeting on 8<sup>th</sup> October 2019, the Cabinet agreed the following recommendations in relation to the Minster Innovation Exchange project (formally known as Workshop Cheltenham):

1. Approved the proposal for facilitating the Workshop Cheltenham project, including a tier 2 growth hub, on Chester Walk car park;
2. Approved the freehold disposal of that part of St George's Road car park (shown edged red on Plan 1) to Gloucestershire County Council as consideration for the acquisition of land at Chester Walk (shown edged on Plan 2);
3. Delegated authority to the Director of Corporate Projects, in consultation with the Cabinet Member for Finance and Assets and the Head of Property and Asset Management, to settle Heads of Terms for the exchange of land referred to in recommendation 2) above and for the grant of a lease, not exceeding 10 years from the date of grant, at a rent representing the best consideration that can reasonably be achieved;
4. Authorised the Borough Solicitor to enter into any legal agreements considered necessary or desirable for the Council to put into effect the recommendations in this report.
5. Approved the necessary capital expenditure on works at St George's Road car park pursuant to the land swap, as per paragraph 5.2 and delegates' authority to the Head of Property and Asset Management to agree and implement the works with GCC.

In line with recommendation 2 above, having agreed initial heads of terms, both CBC and GCC officers have finalised terms of the land swap following advice from our legal advisors, One Legal.

This decision will enable delivery of the Minster Innovation Exchange project which will facilitate delivery of a modular building on Chester Walk car park to support the creative and Cyber tech community, house a tied 2 growth hub and be a permanent home for Cheltenham Festivals.

The land swap decision will unlock Government 'Getting Building' grant funding of £3.114m plus growth hub funding of £500k. The grant will also fund public realm enhancements in the Minster grounds.

The overall scheme will facilitate a significant regeneration programme and delivering enhanced the social and economic value and support the council post covid recovery strategy.

**5. Alternative options considered and rejected**

The alternative option was to not enter into the agreement. This would result in the Council not having an appropriate site to deliver the Minster Innovation Exchange project which was approved by Council on 16<sup>th</sup> November 2020 and would risk losing the grant support.

**6. Background documents**

Cabinet Report 8<sup>th</sup> October 2019  
[https://democracy.cheltenham.gov.uk/documents/s30825/2019\\_10\\_08\\_Workshop%20Cheltenham\\_Appendix%201\\_Report%20and%20Risk%20Assessment.pdf](https://democracy.cheltenham.gov.uk/documents/s30825/2019_10_08_Workshop%20Cheltenham_Appendix%201_Report%20and%20Risk%20Assessment.pdf)

Cabinet report 10<sup>th</sup> November 2020 and Council report 16<sup>th</sup> November 2020  
[https://democracy.cheltenham.gov.uk/documents/s34097/2020\\_11\\_10\\_Minster%20Innovation%20Exchange\\_report%2010112020%20Cabinet.pdf](https://democracy.cheltenham.gov.uk/documents/s34097/2020_11_10_Minster%20Innovation%20Exchange_report%2010112020%20Cabinet.pdf)

**7. Any Consultation undertaken**

Legal Advice from One Legal  
The Leader of the Council (Rowena Hay) was consulted on the decision.

**8. Results of consultation (where undertaken)**

The Leader of the Council (Rowena Hay) was supportive of the decision.

**9. Any Conflict of Interest declared by an Executive Member who is consulted on the decision**

None

