

Appendix 1

Recommendations made to Council and to Executive in report on Europa Way – Strategic Opportunity Proposal on 12th April 2017. These were all supported.

2.0 Recommendations

That Council:

- 2.1 Resolves that this Council purchases the site at Europa Way indicatively identified edged blue on the plan attached at Appendix 1 (“the Stadium site”), subject to the conditions set out in Appendix 2 and at the price (with Stamp Duty Land Tax (SDLT)) set out in Appendix 3
- 2.2 Resolves, that subject to agreement to 2.1, to delegate authority to the Chief Executive, Monitoring Officer and the Section 151 Officer, in consultation with the Leader of the Council and the Portfolio Holders for Housing Services and Finance, to agree the detailed terms and conditions of the purchase and to complete the legal documents required to put this resolution into effect.
- 2.3 Resolves that the purchase price and SDLT for the Stadium Site, as set out in Appendix 3, and £60,000 to cover the planning applications, ground investigations and legal and professional advice required to complete the purchase, is initially funded from internal borrowing (utilising the cash backing the Council’s reserves/balances).
- 2.4 Resolves that the Council enters into an agreement to conditionally purchase from LFC their existing LFC site at Harbury Lane shown at the Plan attached as Appendix 4 (the “Harbury Lane Site”) based on the principles set out in Appendix 5.
- 2.5 Resolves, that subject to agreement to 2.4, to delegate authority to the Chief Executive, Monitoring Officer and Section 151 Officer, in consultation with the Leader of the Council and the Portfolio Holders for Housing Services and Finance to agree detailed terms and conditions for the purchase and complete the legal documents required to put this resolution into effect.
- 2.6 Resolves that the purchase price for the existing LFC Site, plus SDLT costs, as set out in Appendix 3, is funded from Right to Buy Capital Receipts.
- 2.7 Notes that until the negotiations on the detailed terms and conditions for both the Stadium site and the Harbury Lane site are completed, that the financial aspects of these proposals will remain private and confidential but that once the purchase is completed a report on the purchase price will be presented publically to Council.
- 2.8 Notes the outline Project Plan contained at Paragraph 3.33 of this report (the ‘Project Plan’) and that a further report will be brought back to Council by the end of September 2018 on the results of the delivery option appraisal for the next stage of the project.

2.9 Notes the Risk Mitigation Strategy set out in paragraphs 3.38 to 3.42 of this report.

That Executive:

2.10 Agrees, subject to approval of recommendation 2.1 and the completion of the purchase of the Stadium Site, to make £190,000 available from the Community Projects Reserve to:

2.10.1 Procure consultants/ agents to undertake a delivery options appraisal of the community stadium and its associated enabling developments

2.10.2 Commission advice regarding taxation, financial and legal structures.

2.10.3 Cover the cost of legal advice to support this stage of work.

2.10.4 Procure a resource for project management.

2.11 Delegates authority to the Chief Executive, in consultation with the Housing and Property Services Portfolio Holder, to agree with Waterloo Housing Group (WHG), the proposed purchaser of the land adjacent to the Stadium Site, how the two parties will co-operate with each other to deliver their respective developments.

2.10 Notes that Council officers will continue to explore with Warwick University (who own land adjacent to the Stadium Site) and other adjoining landowners, the feasibility of delivering a pedestrian/cycle link between the Stadium Site and the adjacent Warwick Technology Park and will report back if as progress is made and in any case no later than September 2018.

2.11 Notes that Council officers will continue to discuss the possibilities of an education/sports hub around the Stadium site with various education bodies and report back if as progress is made and in any case no later than September 2018.

2.12 Notes that Council officers and LFC will, in parallel with this project, discuss opportunities for establishing a football training facility and report back if as progress is made and in any case no later than September 2018.

2.13 Notes that once the purchase of the Stadium Site is completed Council officers will report to the Executive on options for the delivery of a Gypsy and Traveller provision at the Harbury Lane site and in any case no later than September 2018.

2.14 Delegates authority to the Chief Executive, in consultation with the Housing and Property Services portfolio holder, to seek any statutory or other consents deemed necessary to implement this project including, for the avoidance of doubt, the submission of planning applications.