

MINUTES OF THE CABINET HELD ON

5 June 2025

7.00 - 7.58 pm

PRESENT

Committee Members

Councillor Dan Swords, Leader of the Council
Councillor David Carter, Deputy Leader and Portfolio Holder for Housing
Councillor Danielle Brown, Portfolio Holder for Culture and Community
Councillor Joel Charles, Portfolio Holder for Public Protection
Councillor Hannah Ellis, Portfolio Holder for Corporate Services and Transformation
Councillor Michael Hardware, Portfolio Holder for Local Government Reorganisation and Devolution
Councillor Alastair Gunn, Portfolio Holder for Garden Town and Planning
Councillor James Leppard, Portfolio Holder for Finance
Councillor Nicky Purse, Portfolio Holder for Environment

Other Councillors

Councillor Linda Clark
Councillor Jodi Dunne
Councillor Tony Durcan
Councillor Tony Edwards
Councillor Michael Garnett
Councillor Dr. Emma Ghaffari
Councillor James Griggs
Councillor Mark Ingall
Councillor Paul Jago
Councillor Andrew Johnson
Councillor Sue Livings
Councillor Kay Morrison
Councillor Stefan Mullard- Toal
Councillor Matthew Saggars
Councillor Stacy Seales
Councillor Clive Souter

Officers

James Gardner, Managing Director
Giles Clarke, Executive Director
Rebecca Farrant, Assistant Director - Corporate Services and Improvement
Paul Keen, Communications Officer
Adam Rees, Senior Governance Support Officer
Jacqui Van Mellaerts, Assistant Director - Finance

1. WEBCAST INTRODUCTION

The Leader said the meeting was being webcast live and would be available for repeated viewing after the meeting has ended. By continuing to attend the meeting, you were consenting to being filmed and to appearing in the webcast.

2. APOLOGIES FOR ABSENCE

None.

3. **DECLARATIONS OF INTEREST**

None.

4. **TOWN CENTRE STRATEGY**

Cabinet received a report on the Town Centre Strategy.

Proposed by Councillor Dan Swords (seconded by Councillor James Leppard) it was:

RESOLVED that Cabinet recommended to Full Council that:

- A** Delegated authority be given to the Leader of the Council in consultation with the Executive Director responsible for regeneration and property, and the Section 151 and Monitoring Officers, to determine and finalise commercial terms up to a total amount (this being the aggregate cost of the purchase price, SDLT and any corporate liabilities and transaction costs) as set out in exempt Appendix A of this report for the purchase of either:
- i) 100% of the shares of Terminus House (Commercial) LLP and Terminus House Harlow Resi LLP, or
 - ii) The freehold interest in Terminus House, Terminus Street including the existing multi-storey car park, commercial premises and residential units.
- B** Delegated authority be given to the Leader of the Council in consultation with the Managing Director, Section 151 and Monitoring Officers, to complete the acquisition of either (i) or (ii) above, following agreement of legal contractual documentation, and completion of company, commercial, legal and property due diligence.
- C** Delegated authority be given to the Leader of the Council in consultation with the Section 151 to allocate the required budget for the negotiated price (including associated costs) and to finalise any required capital financing in which the Capital Strategy and Treasury Management Strategy are amended to reflect the capital transaction.
- D** The asset be transferred to the Harlow Regeneration Partnership to enable Hill Group to prepare development options to optimise the use of the site.

LEADER OF THE COUNCIL