

MINUTES OF THE COUNCIL HELD ON

5 June 2025

8.04 - 8.55 pm

PRESENT

COUNCILLORS

Andrew Johnson (Chair)
Sue Livings (Vice-Chair)

Danielle Brown	Michael Hardware
David Carter	Mark Ingall
Joel Charles	Paul Jago
Linda Clark	James Leppard
Jodi Dunne	Kay Morrison
Tony Durcan	Stefan Mullard-Toal
Tony Edwards	Nicky Purse
Hannah Ellis	Matthew Saggars
Michael Garnett	Stacy Seales
Emma Ghaffari	Clive Souter
James Griggs	Dan Swords
Alastair Gunn	

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

31. **WEBCAST INTRODUCTION**

The Chair 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.

32. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Michael Houlihan, Luke Howard, Maggie Hulcoop, Russell Perrin, Daniella Pritchard, Lanie Shears, Jake Shepherd and Nancy Watson.

33. **DECLARATIONS OF INTEREST**

None.

34. **REFERRAL FROM CABINET - TOWN CENTRE STRATEGY**

Full Council received a referral from Cabinet on the Town Centre Strategy.

During the debate, Full Council agreed to discuss confidential appendices to the report. Therefore, it was:

RESOLVED that further consideration of the item be taken in private session on the grounds that it is likely to involve the disclosure of exempt information as specified under Paragraph 3 of Part One of Schedule 12A of the Local Government Act 1972, if and so long as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Having considered the confidential appendices, Full Council agreed to re-admit the press and public to the meeting.

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

RESOLVED that Full Council:

- A** Delegated authority 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 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 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** Approved that the asset be transferred to the Harlow Regeneration Partnership to enable Hill Group to prepare development options to optimise the use of the site.

CHAIR OF THE COUNCIL