
EXCERPT FROM THE MINUTES OF THE EXECUTIVE HELD ON 25 APRIL 2022

EX.65/22 TULLIE HOUSE - PHASE 2 (ARTS COUNCIL ENGLAND, TOWN DEAL AND FUTURE HIGH STREETS FUNDED PROJECT)

(Public and Press excluded by virtue of Paragraph 3)
(Key Decision)

******(In accordance with Paragraph 15(i) of the Overview and Scrutiny Procedure Rules, The Mayor had agreed that call-in procedures should not be applied to this item)

Portfolio Leader's

Relevant Scrutiny Panel Business and Transformation

Subject Matter

The Leader presented an update on the Project Tullie proposals and in particular Phase 2, which concerned the redevelopment of the Tullie House atrium, community classroom, rear yard and properties on Castle Street. The report recommended property transactions and grant funding arrangements to support the Tullie House aspirations.

The Leader moved the recommendations and the Culture, Leisure and Heritage Portfolio Holder seconded them.

Summary of options rejected Not to enter into a grant funding agreement or transfer the freehold interest

DECISION

That the Executive:

i) Delegated authority to the Head of Property Services following consultation with the Portfolio Holders for Finance, Governance and Resources and Culture, Heritage and Leisure to agree the final terms of a variation and any other supplementary property documentation as required to give effect to an extension of the two existing Tullie House Trust leases (on the same terms except as required to accord with the requirements of the external funding bodies) by 6 years to expire 31.03.2047.

ii) Approved, for recommendation to Council, the transfer of the freehold interest in the Disposal Property to the Tullie House Trust for the nominal consideration of £1.00 conditional upon appropriate grant funding agreements being entered by the THT with external funding bodies and the Council as detailed in the Heads of Terms contained in Appendix 5 and delegate authority to the Head of Property Services following consultation with the Portfolio Holder for Finance, Governance and Resources, and Culture, Heritage and Leisure to agree the final terms of the disposal contract.

iii) Gave approval to enter into a Grant Funding Agreement with Tullie House Trust to enable the Future High Streets Fund funding allocated to the Disposal Property, to be made available to PTph2 for repair and re-purposing work.

- iv) Gave approval to enter into a Grant Funding Agreement with Tullie House Trust to enable the Town Deal funding allocated to Tullie House Welcome and Entrance project, to be made available to PTph2.
- v) Delegated authority to the Corporate Director of Economic Development to agree the final terms of the grant funding agreements following consultation with the Corporate Director of Finance and Resources, Corporate Director of Governance and Regulatory Services, Portfolio Holder for Economic Development and the Leader of the Council.
- vi) Approved, for recommendation to Council, a capped capital contribution initially funded from prudential borrowing for inclusion in the capital programme to fund a Reverse Premium as specified in Appendix 5 to the THT to enable them to carry out necessary repairs and re-purposing work to the Disposal Property as part of PTph2 with a requirement that the THT determine the most economically efficient manner of procuring and carrying out the re-purposing works required to put the Disposal Property into a useable condition capable of beneficial occupation.
- vii) Gave approval to remove the Disposal Property from the Council's Asset Disposal Plan on the understanding that the potential capital receipt is being foregone to facilitate PTph2.

Reason for Decision

The successful implementation of the PTph2 scheme and the Future High Streets Fund and Town Deal programmes would support the delivery of the vision set out in the Carlisle Plan, which was to enable Carlisle to grow and prosper as the capital of the Borderlands region.

The PTph2 scheme would contribute directly to the priority of delivering inclusive and sustainable economic growth, by improving the cultural offer of Carlisle and making the city a more attractive place for investment.