



**To:** Business Coordination Board

**From:** Chief Executive

**Date:** 08 May 2014

**MEMORANDUM OF UNDERSTANDING – HINCHINGBROOKE HEALTH CARE NHS TRUST (HHCT)**

**1. Purpose**

1.1 To seek approval to work with HHCT on a feasibility study for a joint property scheme on surplus land at Force HQ.

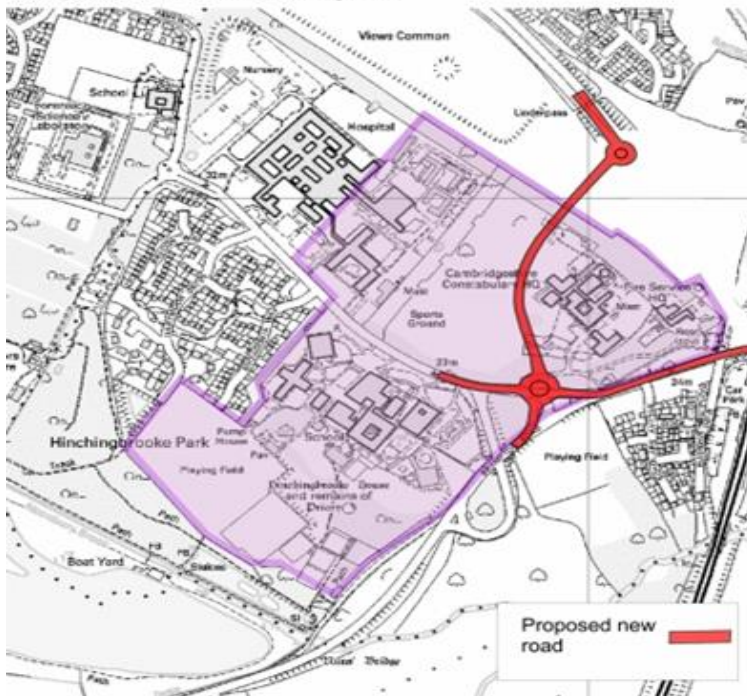
**2. Background**

2.1 The land amounts to 5ha (12.43 acres) and has previously been considered for office use (prior to purchasing Chord Business Park) and disposal for educational use (funding withdrawn from Learning Schools Council).

2.2 Part of the site will be used for the A14 link road if the highway scheme proceeds.

2.3 The Huntingdon West Area Action Plan was adopted in 2011 and recognised the potential use of the site for employment or institutional use should Huntingdon Regional College not relocate onto this site.

**Huntingdon West Area Action Plan  
Proposed new road layout**



2.4 The Headquarters Title Plan is shown below:



2.5 The developable area is restricted by the proposed link road (construction planned for September 2016) and tree preservation orders and the below plan shows the potential impact of these:



### 3 Summary

- 3.1 The objectives of Stage 1 of the Project with HHCT are the development of a vision document, a business case and project delivery plan for an innovative and sustainable 'community and leisure campus' enabled by a new residential community. The masterplan will cover land owned by both the OPCC and HHCT.
- 3.2 The key objectives are to:
  - A. Deliver appropriate development that best meets the needs of the OPCC, HHCT and the community of Huntingdon.
  - B. Maximise value (and capital receipts) to support OPCC's and HHCT's Strategic Plans
  - C. Achieve capital receipts timed to meet the needs of OPCC's and HHCT's Strategic Plans
- 3.3 It is agreed that HHCT will fund the professional fees for the Stage 1 project.
- 3.4 It is intended that the Stage 2 project will: Obtain planning permission for the developments within the master plan; Secure commercial agreements that deliver best value to both OPCC and HHCT.
- 3.5 It is proposed to record the joint working arrangement by a Memorandum of Understanding which:
  - a. Sets up a governance structure to ensure activities are delivered and actions taken.
  - b. Encourages communication and information sharing.

c. Ensures resources are available to fulfil responsibilities.

d. Provides for a delivery plan within 3 months.

3.6 The MOU can be terminated by either party subject to three months written notice.

3.7 The MOU does not establish any partnership or joint venture and has no legal standing.

3.8 The full details of the MOU are shown in the appendix.

#### **4. Recommendation**

4.1 It is recommended that BCB approve the work with HHCT on a feasibility study for a joint property scheme on surplus land at Force HQ and that this is regulated by a Memorandum of Understanding.

#### **BIBLIOGRAPHY**

<b>Source Document (s)</b>	<b>Contact Officer</b>	<b>Location</b>
Estate Management – Property Files	Colin Luscombe (Director of Estates) or Elly McKee (Estates Management Surveyor) 01480 422679 (CL) or 01480 422423 (EM)	Cambridgeshire Police & Crime Commissioner, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA