

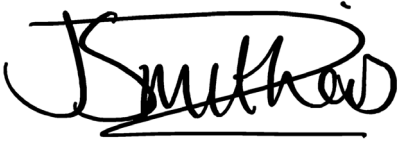
**The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 (“the Regulations”)**

**Notice Issued Under Regulation 11 (Cases of Special Urgency), where the date by which the key decision needs to be made makes compliance with Regulation 10 impracticable**

Regulations 5 and 9 of the above Regulations requires 28 clear days’ notice to be given of all ‘private’ and ‘key decisions’ taken on behalf of the Authority. Where that notice is impracticable, the decision can only be made where:

- the Chairs of the relevant Scrutiny Committees have agreed on the matter about which the decision is to be made;
- the Council has issued a Public Notice (i.e. this Notice), setting out the reasons why compliance with Regulation 10 is impracticable;

Notice is hereby given in accordance with Regulation 11 that the Executive intends to make the following key decision, without the 28 clear days’ notice:

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| <b>Matter for Decision:</b> | For North Northamptonshire Council to sign the terms of reference with MHCLG to be part of the High Street Rental Auction Early Adopter Programme |
| <b>Decision Maker:</b>      | Cllr Jason Smithers, Leader of the Council  |
| <b>Signature:</b>           |    |

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| <b>Notice Published:</b>       | 20/01/2024 |
| <b>Expected Decision Date:</b> | 20/01/2024 |

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| <b>Reason impracticable to comply with Regulation 10</b> | <p>As part of the Levelling Up and Regeneration Act 2023, Government is introducing High Street Rental Auctions (HSRAs), a new permissive power for local authorities to require landlords to rent out persistently vacant commercial properties to new tenants.</p> <p>These new powers became live on 2<sup>nd</sup> October 2024, and the Council was invited in December 2024 to be part of an Early Adopter programme. The programme includes local authorities selected by Government to be part of a working group to deliver one or more of the first HSRAs.</p> <p>The terms of reference require the Council to implement a HSRA over the course of 2025 – the terms are not legally binding and so the Council can withdraw from the programme at a later date. MHCLG will publicise the Early Adopter programme Membership.</p> <p>Early Adopters will be amongst the first local authorities to deliver HSRAs.</p> |
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|  | <p>MHCLG will work closely with the Early Adopters throughout the HSRA process, aiding progress at each stage and to publicise achievements through case studies post implementation. MHCLG will also look to Early Adopters to perform an advisory role to help shape the guidance to improve the way in which the HSRAs can be delivered going forward.</p> <p>MHCLG recommend that Council's focus on one HSRA initially to focus on an area of most need. Being part of the early adopter programme will provide valuable powers to influence the letting of vacant units within a designated HSRA area. As such being part of the Early Adopter programme would be of benefit to North Northants.</p> <p>Originally, the Ministry of Housing, Communities and Local Government had requested those Local Authorities invited sign up to the programme by 9<sup>th</sup> January 2025, however that date was relaxed at the end of December to enable Council's to fully consider and progress appropriate approvals via their respective governance process. On 17<sup>th</sup> January MHCLG confirmed they would require Council's to return the terms of reference by 20<sup>th</sup> January if they wish to be part of the programme.</p> <p>Accordingly, the use of Regulation 11 urgency powers is recommended to avoid the Council missing out on the option to be part of the HSRA Early Adopter programme.</p> <p>A report will be brought to February Executive to ratify this decision.</p> |
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The Chairman of the Place & Environment Scrutiny Committee was informed of the intention to take the key decision detailed above by email, dated 20/01/2025 and have provided their consent below.

*Having read the documentation here and Appendix B provided, I am satisfied that this is a case of special urgency as per Regulation 11 and a matter that could benefit the Council and its residents, particularly enhancing town centres within the Authority.*

Signed



*Cllr Graham Lawman, Chairman of Place and Environment Scrutiny and Scrutiny Management Board.*



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