

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Wednesday, 15 February 2023	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/15.02.23/3	Executive (Councillors Participating: Ross, Adshead, K. Carter, Harding, Hynes, Patel, Slater, and Williams)

RECORD OF THE DECISION

LAND SALES PROGRAMME

- 1) That the outcome of the 2022/23 Land Sales Programme Disposals be noted.
- 2) That the Disposal Programme for 2023/24 as set out in the report be approved and the sites that have been earmarked for disposal / development be noted.
- 3) That authority be delegated to the Corporate Director of Place to:
 - a) negotiate and accept bids in consultation with the Director of Finance and Systems and Corporate Director for Governance and Community Strategy for all sites listed on the Land Review Programme.
 - b) engage external resources where this will assist in implementing the programme, including a professional team where reasonably required to support a development project.
 - c) Commission, submit and/or authorise as appropriate:
 - i) any applications for planning permission on any properties included in the programme where this will assist in marketing and/or add value, or in any case where the Council is proposing to redevelop the site whether directly or in partnership with another party.
 - ii) any surveys/investigations where such surveys will reduce the risks associated with redevelopment, add value to the capital receipt/revenue return and/or assist with the preparation, submission and resolution of any planning permission application, or any other usual pre-development survey or investigation.
 - iii) any feasibility study or design for the site and or premises in association with either obtaining a planning consent or as part of options appraisal
 - iv) any demolitions or physical alterations that will either reduce the risks associated with holding the premises or accelerate the sale/redevelopment and/or add value to the capital receipt/revenue return.
 - d) offset eligible disposal costs against capital receipts in accordance with capital regulations.
 - e) advertise the intention to dispose of a site in the event that it comprises open space as defined by the Town and Country Planning Act 1990, in Page 2 of 10 accordance with the relevant statutory procedure, and if any objections are received, to refer to the relevant portfolio holder for consideration in consultation with the Executive Member for Environment and Regulatory Services.
 - f) acquire adjacent land or property where the acquisition will either add value to the overall development or de-risk the disposal/development of the Council asset.
 - g) in consultation with the Executive Member for Housing and Regeneration and the

Director of Finance and Systems, to add or substitute sites into the programme during the year including sites with a value of over £499,999.

- h) Transfer sites from Category 1 to Category 2, and vice versa.
 - i) commission security services.
 - j) authorise alternative methods of disposal where appropriate.
 - k) authorise community engagement and consultations where the Corporate Director deems it necessary or advantageous.
 - l) In relation to any site currently in development or any site which commences development during this programme, agree any licence or approve the grant of any easement or lease or any other disposal, including where that disposal taken in isolation would constitute a disposal at undervalue, which is designed or intended to implement or facilitate the development.
 - m) In relation to the Brown Street and former Sale Magistrates sites, authorise a marketing, pricing and disposal strategy and authorise the sale of plots, either individually or in blocks, including where the anticipated or actual capital receipt exceeds £499,999.
- 4) That the Director of Legal and Governance in consultation with the Corporate Director of Place and, where appropriate, the Director for Finance and Systems, be authorised to finalise and enter into all legal agreements required to implement the above decisions.

REASONS FOR THE DECISION

The sale of surplus assets reduces the Council's overall expenditure and backlog maintenance, generates capital receipts to support the capital programme, assists regeneration and place making in strategic locations and facilitates residential development and in turn housing growth. There is a need to undertake a range of procedures to ensure that the best consideration for the sale is achieved including full exposure to the market and a transparent audit trail.

The development of Council owned land provides an opportunity to achieve a greater receipt as develop profit will be retained by the Council. It gives the Council control over how the land is developed so that it can be better aligned with the Council's strategic objectives and that the development meets Council priorities relating to affordable housing, energy efficiency and carbon reduction.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

Retention of surplus property would have consequences for the resourcing of the Capital Programme, impact on revenue savings and the delivery of a range of Council objectives.

Alternative options are considered for each site before they are added to the Strategic Land Review Programme.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None

Scrutiny Call in Deadline**Monday, 27 February 2023**

(Decision can be implemented on the next working day, unless called in).

PUBLICATION DATE

20 February 2023

RECORDED BY:

Director of Legal and Governance

TRAFFORD BOROUGH COUNCIL**STATEMENT OF EXECUTIVE DECISION**

<u>DATE OF DECISION</u>	Wednesday, 15 February 2023	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/15.02.23/4	Executive (Councillors Participating: Ross, Adshead, K. Carter, Harding, Hynes, Patel, Slater, and Williams)

RECORD OF THE DECISION**EXECUTIVE'S FINAL REVENUE BUDGET PROPOSALS 2023/24 AND MTFS 2025/26 - 2026/27****1) That it be recommended to Council that it :-**

- a) Approves the 2023/24 net Revenue Budget of £209.38m.
- b) Approves the 2024/25 to 2025/26 Medium Term Financial Strategy (MTFS) including the income and savings proposals.
- c) Notes the continued arrangements in relation to an enhanced Finance and Change Programme and the role of the Finance and Change Board who will continue to work with the Executive on the development of sustainable budget plans to support the Council in meeting the financial challenges from 2024/25 onwards
- d) Approves the calculation of the Council Tax Requirement as summarised in Section 8.1 and set out in the Formal Council Tax Resolution in Annex J (any update for changes in Mayoral Police and Crime Commissioner or Mayoral General (incl. Fire Services) Precepts, if any, will be tabled at the Council Meeting);
- e) Approves the proposal to increase Council Tax by 4.99% in 2023/24:
 - a. 2.99% general increase in the 'relevant basic amount' in 2023/24, and
 - b. 2.0% for the 'Adult Social Care' precept in 2023/24.
- f) Notes the assumptions in the MTFS to increase Council Tax by
 - a. An increase in the 'relevant basic amount' of 2.99% in 2024/25 and 1.99% 2025/26, and
 - b. for the 'Adult Social Care' precept in 2% in 2024/25 and 1% in 2025/26.
- g) Approves the planned application of earmarked reserves as detailed in Section 6.
- h) Approves the Fees and Charges for 2023/24 and those relating to Registration of Births, Death & Marriages and Allotments also shown for 2024/25, as set out in the Fees & Charges booklet.

- i) Delegates authority jointly to each Corporate Director in consultation with the Council's Director of Finance and Systems to amend fees and charges which are within their respective delegated powers during 2023/24 in the event of any change in VAT rate, as appropriate.
- j) Delegates authority jointly to each Corporate Director in consultation with the Council's Director of Finance and Systems to amend fees and charges during 2023/24 which are within their respective delegated powers where the economics of the charge levels have changed (e.g. costs have risen unexpectedly), or for commercial reasons.
- k) Approves the virement of £100k from the Neighbourhood Grants budget for a period of two financial years to allow financial support towards the continuation of the Community Hubs.
- l) Approves the proposal to maintain the minimum level of General Reserve for 2023/24 at £9.5m (Section 6.8).
- m) Approves the Capital Strategy, Prudential and Local Indicators and overall level of the Capital Programme and Asset Investment Fund of £388.42m (as detailed in the Capital Strategy, Capital Programme & Prudential Indicators 2023/26) of which £200.58m relates to 2023/24; including the proposal in relation to £7.95m of new prudential borrowing related to the Leisure Strategy of £3.5m and £4.45m to support Local Authority Housing Fund.
- n) Approves the Treasury Management Strategy 2023/24 to 2025/26, including the Debt Strategy (Section 4), the updated policy on Minimum Revenue Provision (Section 5) the Treasury Investment Strategy (Section 6) and the Prudential Indicators, including the Authorised Limit (as required by Section 3(1) of the Local Government Act 2003, Operational Boundary, Minimum Revenue Provision and investment criteria as set out in Appendix 2 of the report.
- o) Approves the flexible use of capital receipts of up to £1.70m over the two years 2023 to 2025 to support the cost of the Modernisation Team in developing the Council's Finance and Change Programme.
- p) Approves the proposed distribution of Dedicated Schools Grant as recommended by the School Funding Forum and Executive as summarised in Section 7 and detailed in Annex I.
- q) Due to the late publication of the Public Health Grant allocations, delegates authority to the Director of Finance and Systems to vary the net Revenue Budget for any changes in the assumed level of this grant.
- r) Delegate authority to the Director of Finance and Systems in consultation with the Executive Member for Finance and Governance to administer the Energy Bills Support Scheme Alternative Fund (EBSSAF) scheme as announced in December 2022. Guidance is yet to be released, and costs will be fully funded by a section 31 grant.
- s) Approves the declaration to be made of the Council's intention to charge up to 100% premium on second homes with effect from 1st April 2024 and to bring forward the time period under which a premium can be charged on empty properties from two years to one year. The declaration must be done 12 months prior to commencement as laid out in the draft Levelling Up and Regeneration Bill and is subject to its formal approval.

2) That it be confirmed that in recommending approval of the above, the Executive has taken into consideration:

- a) The objective assessment by the Director of Finance and Systems of the robustness of budget estimates and adequacy of the financial reserves (Section 1 and 6).

- b) The Executive's response to the Scrutiny Committee's recommendations to the budget proposals as included in a separate report on the agenda.
- c) The Council's Public Sector Equality duty.
- d) The results of the consultation on the budget proposals where required.
- e) The changes to the Council Tax Support Fund 2023/24 as detailed in a separate report to the Executive on 23 January 2023.

3) That, in addition, it be recommended that Council notes the following:

- a) The approval on 17 January 2023 under delegated powers by the Director of Finance and Systems of the Council Tax Base for 2023/24 at 78,464 Band D equivalents.
- b) The estimated Council Tax surplus for 2022/23 has been calculated at £0.473m, sufficient to release £0.385m to support the Council's budget plans and a distribution of £0.061m and £0.027m representing the respective shares of the Mayoral Police and Crime Commissioner Precept and Mayoral General Precept (including Fire Services).
- c) The base budget assumptions as set out in the Medium-Term Financial Strategy (MTFS) as detailed in Annex A.
- d) The budget gap for the two years 2024/25, £6.95m and 2025/26, £10.13m.
- e) That the Capital Programme for 2023/24, 2024/25 and 2025/26 is to be set at an indicative £200.58m, £132.39m and £55.45m respectively (indicative at this stage as a number of capital grants are not yet known).
- f) That the Council Tax figures included in the report for the Mayoral Police and Crime Commissioner Precept and Mayoral General Precept (including Fire Services) are the recommended provisional amounts pending their formal approval.

REASONS FOR THE DECISION

The Council is under an obligation to set a balanced and sustainable budget and to set the Council Tax Levels for the financial year 2023/24 by 11 March 2023 at the latest. The Council's Director of Finance and Systems (S151) Officer must confirm the robustness of the estimates applied and the adequacy of the Council's reserves as part of the budget setting report to Council. A statement from the S151 officer is included within this report.

The setting of the budget is a decision reserved for Full Council. The Council's Budget and Policy Framework requires the Scrutiny Committee to review the budget proposals to allow for their comments to be considered before the final budget proposals are made to Full Council.

The announcements and consultations made about Government funding for the Council in the Chancellor's Autumn Statement, the Local Government Finance Settlement and the challenges such as high inflation require a robust and timely response to enable a balanced budget to be set.

A Medium-Term Financial Strategy (MTFS) covering the entirety of the resources available to the Council is considered to be the best way that resource prioritisation and allocation decisions can be considered and agreed in a way that provides a stable and considered approach to service delivery and takes into account relevant risks and uncertainty.

As the Council develops its detailed proposals it must continue to keep under review those key financial assumptions which underpin the Council's MTFs. Significant funding reforms have been signalled by Government and the Council has a reliance on funding sources that are potentially subject to change significantly in the Medium Term, and therefore it is important to continue to monitor the Medium Term position.

In accordance with Financial Regulations, capital schemes must be included within the Council's capital programme, and capital estimates adopted prior to any expenditure being incurred. The budget reports to the Executive on 15 February 2023 will include the three year Capital Programme 2023-26 and associated capital estimates to be approved.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

The Executive is recommending an overall increase to the level of council tax of 4.99% in 2023/24 comprising the increase of 2% for the 'adult social care precept' to be earmarked for adult social care expenditure and 2.99% general increase in the 'relevant basic amount'.

An alternative option is not to increase council tax but there would be insufficient funding to pay for the Council's services in 2023/24. If this option were pursued then further savings of £5.69m would need to be identified over and above the significant level of savings already included in this budget report. Alternatively, a decision could be made to increase its 'relevant basic amount of council tax' above the levels proposed in this report, however this would exceed the current permitted limits, which would mean a local referendum would be required before any higher increase could be implemented.

The use of reserves has been reviewed (See Section 6) and an appropriate amount has been assessed for release to support these budget proposals whilst still maintaining a prudent level of reserves to manage any unforeseen risks. Any further use of reserves is not recommended as it does not provide a sustainable means of balancing the budget.

The Finance and Change Programme provides a framework for delivering organisational change that supports the delivery of the MTFP. The scale of the financial challenges over the life of the MTFP requires a structured and controlled programme management approach. All change projects will be supported by clear business cases setting out the net business benefits of the changes being proposed.

Doing nothing is not considered a valid option as this would result in an unacceptably high risk of not achieving a balanced and sustainable MTFP. The impact of this would be the greater likelihood of the Council having HM Government intervention as a result of being unable to set a legal budget.

The Finance and Change programme provides a coordinated approach to business change activity. An un-coordinated approach to delivering cross cutting business change risks key projects competing in relation to the time and resources needed to secure their completion increasing the risk of non-delivery.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None

Scrutiny Call in Deadline

Not applicable. The purpose of the resolution is to make recommendations to Council, as the substantive decision-maker; so call-in is not appropriate.

PUBLICATION DATE

20 February 2023

RECORDED BY:

Director of Legal and Governance

TRAFFORD BOROUGH COUNCIL**STATEMENT OF EXECUTIVE DECISION**

<u>DATE OF DECISION</u>	Wednesday, 15 February 2023	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/15.02.23/5	Executive (Councillors Participating: Ross, Adshead, K. Carter, Harding, Hynes, Patel, Slater, and Williams)

RECORD OF THE DECISION**CAPITAL STRATEGY, ASSET INVESTMENT STRATEGIC, CAPITAL PROGRAMME AND PRUDENTIAL AND LOCAL INDICATORS 2023 - 2026**

- 1) That the Capital Programme as detailed in Appendix 2 of the report be approved.
- 2) That the schemes to be undertaken from the “block” budget allocations reported in paragraph 21 and detailed Appendix 4 be approved.
- 3) That it be recommended that the Council approve: -
 - a. The Capital Strategy included in Appendix 1.
 - b. the overall Capital Programme in the sum of £388.42m for the period 2023/26, comprising £199.16m in respect of the General Capital Programme and £189.26m for the Investment Strategy and
 - c. additional prudential borrowing of £7.95m to support the leisure strategy (£3.5m) and £4.45m to support Local Authority Housing Fund match funding element subject to approval of full business case and delivery model as detailed in paragraph 10
 - d. the Prudential and Local Indicators as set out at Appendix 3 of the report.
 - e. the Asset Investment Strategy included in Appendix 5
 - f. the flexible use of capital receipts as detailed in paragraph 13 of the report

REASONS FOR THE DECISION

The Authority is regularly assessed on the performance of its Capital Programme and how delivery matches corporate policies and proposed spending plans. To reflect budgets in line with revised expectations will assist in evidencing that compliance with the above is being met.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

The Executive could decide to use capital receipts to repay debt which would generate revenue savings on the Medium Term Financial Plan. However, the proposed application of the capital receipts are to schemes with mandatory requirements and schemes to protect the long-term viability of the Council’s assets; enabling efficient and effective service delivery and avoiding potential increases in maintenance costs in future years, the benefits of which are greater than just using the receipts to repay debt.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None

Scrutiny Call in Deadline

In respect of resolutions 1 and 2 the 27th February 2023
(Decision can be implemented on the next working day, unless called in).

In respect of resolution 3, **not applicable**. The purpose of the resolution is to make recommendations to Council, as the substantive decision-maker; so call-in is not appropriate.

PUBLICATION DATE

20 February 2023

RECORDED BY:

Director of Legal and Governance

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Wednesday, 15 February 2023	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/15.02.23/6	Executive (Councillors Participating: Ross, Adshead, K. Carter, Harding, Hynes, Patel, Slater, and Williams)

RECORD OF THE DECISION

TREASURY MANAGEMENT STRATEGY 2023/24 - 2025/26

That the report be noted and it be recommended that Council approves;

The Treasury Management Strategy 2023/24 – 2025/26 including the:

- policy on debt strategy as set out in section 4;
- the updated policy on Minimum Revenue Provision in section 5;
- Investment Strategy as set out in section 6;
- Prudential Indicators and limits including the Authorised Limit (as required by section 3(1) of the Local Government Act 2003), Operational Boundary, Minimum Revenue Provision Statement and Investment criteria as detailed in Appendix 3.

REASONS FOR THE DECISION

The Financial Procedure Rules, incorporating the requirements of the CIPFA Treasury Management Code of Practice requires that the annual strategy report is provided to the Council as an essential control over treasury management activities. In it the Council approves the parameters under which officers will operate. In addition, the Local Government Act 2003 requires that the Council approves an annual borrowing limit (the Authorised Limit) and DLUHC Guidance an annual investment strategy (setting out the limits to investment activities) prior to the commencement of each financial year.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

This report is a mandatory report which has been produced in order to comply with Financial Procedure Rules and relevant legislation. The DLUHC Guidance and CIPFA Code do not prescribe any particular treasury management strategy for Councils to adopt and there are an unlimited number of other options that the Council could consider as part of its treasury management activities. This report however outlines a clear and practical approach with an appropriate balance between risk management and cost effectiveness and is recommended by the Director of Finance and Systems.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None

Scrutiny Call in Deadline

Not applicable. The purpose of the resolution is to make recommendations to Council, as the substantive decision-maker; so call-in is not appropriate.

PUBLICATION DATE

20 February 2023

RECORDED BY:

Director of Legal and Governance

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Wednesday, 15 February 2023	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/15.02.23/7	Executive (Councillors Participating: Ross, Adshead, K. Carter, Harding, Hynes, Patel, Slater, and Williams)

RECORD OF THE DECISION

FEES AND CHARGES 2023/24

That it be recommended to Council that it approves the following;

- The Fees and Charges for 2023/24 and those relating to Registration of Births, Death & Marriages and Allotments also shown for 2024/25, as set out in the booklet available on the Council’s web site;
- The joint delegation of authority to each Corporate Director and the Director of Finance and Systems to amend fees and charges which are within their respective delegated powers during 2023/24 in the event of any change in the rate of VAT, as appropriate;
- The joint delegation of authority to each Corporate Director and the Director of Finance and Systems to amend fees and charges during 2023/24 which are within their respective delegated powers where the economics of the charge levels have changed (e.g. costs

have risen unexpectedly), or for commercial reasons.

REASONS FOR THE DECISION

To fulfil statutory obligations and in accordance with the Council's Constitution, fees and charges have been reviewed and amended as appropriate either by regulation or as aligned to the budget and service planning process.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

All options at an individual fee or charge basis have been considered as part of the budget process where the Council has discretion to set the fee or charge. Should the proposed changes not be approved, the fees or charges will remain as set in February 2022 and would mean the relevant financial, commercial and/or policy objectives underpinning the proposed changes would not be met.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None

Scrutiny Call in Deadline

Not applicable. The purpose of the resolution is to make recommendations to Council, as the substantive decision-maker; so call-in is not appropriate.

PUBLICATION DATE

20 February 2023

RECORDED BY:

Director of Legal and Governance

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Wednesday, 15 February 2023	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/15.02.23/8	Executive (Councillors Participating: Ross, Adshead, K. Carter, Harding, Hynes, Patel, Slater, and Williams)

RECORD OF THE DECISION

EXECUTIVE'S RESPONSE TO SCRUTINY COMMITTEE'S RECOMMENDATIONS TO THE BUDGET PROPOSALS FOR 2023/24

That the Executive's response to the Scrutiny Committee be approved.

REASONS FOR THE DECISION

The report is in response to the review carried out by the Scrutiny Committee.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

Not applicable – the Executive is required to respond to formal Scrutiny recommendations.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None

Scrutiny Call in Deadline

Not applicable. The purpose of the resolution is to make a response to Scrutiny recommendations; so call-in is not appropriate.

PUBLICATION DATE

20 February 2023

RECORDED BY:

Director of Legal and Governance

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Wednesday, 15 February 2023	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/15.02.23/11	Executive (Councillors Participating: A. Western, Adshead, Freeman, Harding, Hynes, Patel, Ross, Slater, Whitham and Wright)

RECORD OF THE DECISION

LAND SALES PROGRAMME - PART II

- 1) That the outcome of the 2022/23 Land Sales Programme Disposals be noted.
- 2) That the Disposal Programme for 2023/24 as set out in the report be approved and the sites that have been earmarked for disposal / development be noted.
- 3) That authority be delegated to the Corporate Director of Place to:
 - n) negotiate and accept bids in consultation with the Director of Finance and Systems and Corporate Director for Governance and Community Strategy for all sites listed on the Land Review Programme.
 - o) engage external resources where this will assist in implementing the programme, including a professional team where reasonably required to support a development project.
 - p) Commission, submit and/or authorise as appropriate:
 - i) any applications for planning permission on any properties included in the programme where this will assist in marketing and/or add value, or in any case where the Council is proposing to redevelop the site whether directly or in partnership with another party.
 - ii) any surveys/investigations where such surveys will reduce the risks associated with

redevelopment, add value to the capital receipt /revenue return and/or assist with the preparation, submission and resolution of any planning permission application, or any other usual pre-development survey or investigation.

iii) any feasibility study or design for the site and or premises in association with either obtaining a planning consent or as part of options appraisal

iv) any demolitions or physical alterations that will either reduce the risks associated with holding the premises or accelerate the sale/redevelopment and/or add value to the capital receipt/revenue return.

- q) offset eligible disposal costs against capital receipts in accordance with capital regulations.
 - r) advertise the intention to dispose of a site in the event that it comprises open space as defined by the Town and Country Planning Act 1990, in Page 2 of 10 accordance with the relevant statutory procedure, and if any objections are received, to refer to the relevant portfolio holder for consideration in consultation with the Executive Member for Environment and Regulatory Services.
 - s) acquire adjacent land or property where the acquisition will either add value to the overall development or de-risk the disposal/development of the Council asset.
 - t) in consultation with the Executive Member for Housing and Regeneration and the Director of Finance and Systems, to add or substitute sites into the programme during the year including sites with a value of over £499,999.
 - u) Transfer sites from Category 1 to Category 2, and vice versa.
 - v) commission security services.
 - w) authorise alternative methods of disposal where appropriate.
 - x) authorise community engagement and consultations where the Corporate Director deems it necessary or advantageous.
 - y) In relation to any site currently in development or any site which commences development during this programme, agree any licence or approve the grant of any easement or lease or any other disposal, including where that disposal taken in isolation would constitute a disposal at undervalue, which is designed or intended to implement or facilitate the development.
 - z) In relation to the Brown Street and former Sale Magistrates sites, authorise a marketing, pricing and disposal strategy and authorise the sale of plots, either individually or in blocks, including where the anticipated or actual capital receipt exceeds £499,999.
- 5) That the Director of Legal and Governance in consultation with the Corporate Director of Place and, where appropriate, the Director for Finance and Systems, be authorised to finalise and enter into all legal agreements required to implement the above decisions.

REASONS FOR THE DECISION

The sale of surplus assets reduces the Council's overall expenditure and backlog maintenance, generates capital receipts to support the capital programme, assists regeneration and place making in strategic locations and facilitates residential development and in turn housing growth. There is a need to undertake a range of procedures to ensure that the best consideration for the sale is achieved including full exposure to the market and a transparent audit trail.

The development of Council owned land provides an opportunity to achieve a greater receipt as develop profit will be retained by the Council. It gives the Council control over how the land is developed so that it can be better aligned with the Council's strategic objectives and that the development meets Council priorities relating to affordable housing, energy efficiency and carbon reduction.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

Retention of surplus property would have consequences for the resourcing of the Capital Programme, impact on revenue savings and the delivery of a range of Council objectives.

Alternative options are considered for each site before they are added to the Strategic Land Review Programme.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None

Scrutiny Call in Deadline

Monday, 27 February 2023

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Director of Legal and Governance