

EXECUTIVE

27 NOVEMBER 2023

PRESENT

Councillor T. Ross (in the Chair).

Councillors C. Hynes (Deputy Leader), S. Adshead, K.G. Carter, J. Harding, E. Patel, J. Slater and J.A. Wright.

In attendance

John Addison	Governance Manager
Graeme Bentley	Director of Finance and Systems
Jill McGregor	Corporate Director of Children's Services
Richard Roe	Corporate Director of Place
Sara Todd	Chief Executive
Dominique Sykes	Director of Legal and Governance
Alex Murray	Governance Officer

Also Present

Councillors Acton, Butt, Eckersley, Ennis, Evans, Frass, Holden, Jerrome, Leicester, Lepori, Sutton and Welton.

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49. DECLARATIONS OF INTEREST

No declarations were made.

50. QUESTIONS FROM THE PUBLIC

The Chief Executive informed the Committee that questions had been received. In the interests of time the Deputy Monitoring Officer summarised each question but assured the committee that the full versions of the questions and answers would be recorded in the minutes and the questioners would receive the full responses in writing.

The Head of Legal and Governance read out questions which had been received from Mr Chris Boyes, a member of the public, and the Head of Legal and Governance provided responses at the meeting which would be provided in writing to the member of the public and captured below.

Question 1 – “With regard Agenda Item 6 in relation to The Music Service and The Claremont Centre and in particular paragraphs 2.7 and 3.3 of the report, please could the appropriate Executive Member give an indication of actual timescale in this instance associated with each of the terminologies short, medium and long term.”

The Executive Member for Economy and Regeneration responded “We would only invest in the building if Trafford Music Service remained in situ for a period of 5

**Executive
27 November 2023**

years. This is the short medium term horizon. We would then look at a long term solution beyond this which would be subject to a business case of funding.”

Question 2 – “With reference to page 24 of the agenda pack and the first bullet point 4.5 “Please could you advise the date, time, invitees and attendance of the Ward Member briefing.”

The Executive Member for Economy and Regeneration responded “On 16 September 2022 we held a Ward Member briefing in person at Trafford Town Hall, 20 April 2023 we held an online session with Ward Members and 12 September 2023 an on line Briefing.”

Question 3 – “With reference to page 94 of the agenda pack the first paragraph makes reference to a thriving urban centre, please could an explanation be given as to what can be described as an urban centre of a village”.

The Executive member for Economy and Regeneration responded “A design centre within an urban area providing a range of commercial and community uses to meet local residents day to day needs.”

Question 4 – “With reference to key stakeholders engagements “Please could you give specific details of the consultation with The Friends of Moor Nook Park”.

The Executive Member for Economy and Regeneration responded “Please could you give specific details of the invitation to the public consultation event issue to key stakeholders including The Friends of Moor Park both at the time of the original process and again in January 2023.”

Question 5 – With reference to page 134 of the agenda pack, with regard to the following points –

- (i) On street parking located to accommodate bi-directional cycle lane. Better signage of village car parks to encourage use.
- (ii) On street parking throughout the village to remain at the same level, with more parking in the ‘heart’ of the village for businesses.

“Please could a clear explanation be given as to why these two statements are not contradictory”

The Executive Member for Economy and Regeneration responded “The intention is to ensure that the overarching parking level is not reduced within the centre as a whole. What is shown on the Strategy is one way by which this could be achieved whilst providing for the new layout but as is set out in the plan itself a detailed design process is required to understand junction capacity and design parking implications and wider road safety matters.”

Question 6 – relates to page 138 of the agenda pack “with refence to the noted circle of potential junction congestion adjacent to the JW Church building, has consideration been given to this being in the form of a roundabout and if so why not ?

The executive Member for Economy and Regeneration responded “Full consideration will be given to all options when drawing up the detailed design strategy for the redesign of the gyratory if that was deemed practical, deliverable and funding was available. If a roundabout was considered to be a suitable solution for this part of the highways network taking into account safety and wider design matters this could be included as part of the final design option.”

Question 7 – “Please could there be a comment as to whether consideration has been given to the installation of a light controlled pedestrian crossing at the junction of Northenden Road/ Hampson Street, far better to control the flow of traffic than at present with a simple zebra crossing.”

The Executive Member for Economy and Regeneration responded “Full consideration will be given to all options when drawing up the detailed design strategy.”

Question 8 – “Given that Trafford Council and Amey did not consult the Council’s records of the original implementation of the gyratory system and the reasons for it, please could the Executive Member confirm whether or not they, Nexus, have now done so in relation to the preparation of the latest iteration of the plan.”

The Executive Member for Economy and Regeneration responded “See my previous answers given regarding the wider issue on the gyratory, Nexus has built on the work already undertaken by Trafford Council and Amey in respect of the redesign of the gyratory with Sale Moor and understanding of the reasoning behind its original implementation and how it functions today as all being part of the process in developing the strategy.”

Question 9 – “Please could you advise whether Nexus have eventually carried out a Traffic Survey to determine the number of users of the Vehicular journeys through the various routes to, from and most particularly through Sale Moor and assuming that they have please could the results be published.

The Executive Member responded “Traffic surveys were not undertaken since any traffic and pedestrian surveys would be undertaken as part of any detailed design works if elements of the plan were delivered subject to securing external funding.

Question 10 – referring to page 135 of the agenda pack “With reference to the Plan, and the enhanced crossing on Marsland Road close to its junction with Conway Road, from the Traffic Survey, what are the anticipated combined numbers of vehicles, eastbound and westbound that will pass through this crossing at the busiest times of the day, school run / rush hours etc. If no Traffic Survey has yet been completed what are the estimated numbers ?

The Executive Member for Economy and Regeneration responded “Any traffic and pedestrian surveys would be undertaken as part of further stages on being able to deliver elements of the plan which would be subject to securing external funding i.e. as part of the detailed design stages.”

**51. MATTERS FROM COUNCIL OR OVERVIEW AND SCRUTINY COMMITTEES
(IF ANY)**

There were no matters raised for consideration by Scrutiny Committees.

52. DELEGATED APPROVAL TO AWARD PARKING ENFORCEMENT CONTRACT

The Executive Member for Economy and Regeneration advised that the report seeks approval to award a new contract for parking enforcement and ancillary services and asks to provide delegated authority to the Executive Member for Economy and Regeneration and the Director of Place to provide the final terms of the contract with the new bidder. The current contract expires at the end of March 2024 and current arrangements have been extended by one year to enable a new contract to be coordinated with Stockport, Bolton and Tameside Councils. Procurement process is managed by STAR Procurement and represents an example of local authority partnership working to secure best value, economies of scale and access to a trained, secure and flexible workforce. We have been working closely with the aforementioned authorities to determine a contract specification and pricing schedule and will ensure to continue to deliver quality services which embraces new technology and smarter ways of deployment and ticketing. Tender submission must be delivered by 29 November 2023 and this will be evaluated during December 2023 and final approval is expected in January 2024.

The following queries were raised –

- (i) Why isn't sufficient workforce being allowed to eliminate the illegal parking problem and balancing that cost from other sources of parking revenue. Wouldn't permit holders be reassured to know that they are actually paying for the job to be done rather than part funded; and
- (ii) When the item came before the Executive earlier this year there was reference to cutting the time Wardens had to wait before issuing a ticket down to one minute where illegal parking was causing an obvious danger. Was this still being considered and is there any reason why that cannot be done immediately.

The Executive Member informed Members that everyone employed within parking enforcement will have a well paid and secure role. There is flexibility to cover from drawing on a wider pool of staff when extra support is needed around events and so employees will not eliminate their role by properly enforcing traffic in Trafford.

Regarding the one minute ticket issuing matter, the Director of Place advised that this is an issue that will be considered whilst dealing with time limits when the contract specification is being discussed.

With regard to a query as to the contract period calculation of an initial term of 5 years with an optional extension period of 2 years, plus a further 2 years and a final year, the Executive Member for Economy and Regeneration advised that this is a standard form of contract calculation and it gives the Council the opportunity if needed to review the contract at certain intervals.

RESOLVED:

- 1) The Executive notes the content of the report;
- 2) The Executive approves the proposal to award the contract for the provision of parking enforcement and ancillary services to the winning bidder;
- 3) The Executive delegates authority to the Corporate Director of Place in consultation with the Executive Member for Economy and Regeneration, Director of Finance, and Director of Legal & Governance and Monitoring Officer to agree final terms of the contract with the winning bidder; and
- 4) The Executive delegates authority to the Director of Legal and Governance and Monitoring Officer to enter into contracts as required to implement these recommendations.

53. CLAREMONT CENTRE - CHAPEL ROAD UPDATE

The Executive Member for Economy and Regeneration presented a report Which updated Members on the proposed redevelopment of the Claremont Centre/Chapel Road site, sale and associated relocation of Trafford Music Service and Stretford Library. Members were reminded that In January 2022 the Executive approved a feasibility study to facilitate the above. This report provides an update on that work and the proposed next steps.

The report sets out the following in detail –

- The proposal to redevelop the former office building GMMH, Chapel Road, Sale (Paragraph 2.1 to 2.7 of the report refers).
- Trafford Music Centre relocation to Stretford Library Building (Paragraph 3 to 3.4 of the report refers).
- Stretford Library relocation to Stretford Mall (Paragraph 4 to 4.5 of the report refers).

The Executive Member for Economy and Regeneration sought approval to Move forward on a changed proposal to undertake detailed planning and Commission works to a specific scheme on Chapel Street. The Executive Member referred to consideration that has been given to a move for Trafford Music Service to Stretford Library site and facilitating a move for the Library Services to Stretford Town Centre and the subsequent redevelopment of the wider Chapel Road and Claremont Centre. The Feasibility work identified the existing poor condition of the Stretford Library and the limited options to convert the space to support a growing music service thus not allowing the move to go ahead.

It was noted that the Increased building costs and further constraints around conversion of Claremont Centre residential which has limited options and this has been compounded by inflation and increased interest rates. In February 2023 further funding was received from the Investment Management Board to look specifically at the Chapel Road site and for a feasibility study to be undertaken to look at the development of this site and

**Executive
27 November 2023**

the Greater Manchester's Mental Health Building (GMMH) as a standalone development.

The Leader concurred with points raised by Members to make sure that the proposition regarding moving the Library to Stretford Town Centre is the correct proposition and similarly regarding the long term position for the Music Service.

Following discussion the Leader moved the recommendations of the report and they were approved.

RESOLVED: That

- 1) the progress that has been made is noted by the Executive.
- 2) the proposals for Claremont Centre and the progress on the relocation of Stretford Library, are noted by the Executive.
- 3) the Executive approves and authorises the development of 5 houses on the Chapel Road site (the Development) now a viable scheme has been designed.
- 4) the Executive delegates authority to the Corporate Director of Place to:
 - a) undertake the Development.
 - b) engage with external professional resources as required to assist in implementing the Development
 - c) commission, submit and/or authorise as appropriate:
 - i) an application for planning permission.
 - ii) Any surveys / investigations where such surveys will manage the risks associated with the Development and/or assist with the preparation, submission and resolution of a planning permission application, or any other usual pre-development survey or investigation.
 - iii) Any further study or design required for the development.
 - iv) Any demolitions or physical alterations that wil either reduce the risks associated or accelerate the Development.
 - d) Negotiate and finalise any agreement contract or other document required to deliver the Development and any associated disposals.

- e) Agree any license 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.
 - f) 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) the Director of Legal and Governance is authorised to enter into all legal agreements required to implement the above decisions.

54. SALE MOOR AND HALE PLACE PLANS

The Executive Member for Economy and Regeneration presented a report which sets out the proposed Sale Moor and Hale Place Plans. The Plans have been developed with the involvement of the local community, businesses and stakeholders and identify opportunities to further improve both centres for those who live, work, visit and spend time there. The Place Plans will assist in ensuring both centres meet their full potential and support the resilience of the areas.

The Place Plans will be a material consideration in the determination of planning applications and will sit alongside the Council's Core Strategy and be of value in the preparation and delivery of the emerging Trafford Local Plan.

The Executive Member emphasised that the purpose of the refreshed Place Plans remains to help guide future policy, actions and investment within the village centres and assist in ensuring that Hale and Sale Moor meet their full potential as centres that serve their local communities. The journey of how these Place Plans have evolved since 2019 is emphasised in paragraph I in the report indicating the challenges encountered to reach this stage.

The Executive Member further emphasised that these documents are not adopted policy but are strategic plans which provide fundamental principles designed to attract a focus for future investment. Reference was made to the identity of the Hale Place Plan and Sale Moor Place Plan and the comprehensive approach to consultation and engagement with stakeholders, more particularly set out in paragraphs 2,3 and 4 of the report.

Both Place Plans have identified a wide range of potential actions to take forward including next steps with estimated timescales, paragraph 5 of the report refers.

The Executive was asked to approve the Place Plans as they provide two high level documents which set out a clear vision and objectives for Hale and Sale Moor and are supported by initial actions plans which together, can be used as the basis to guide future activities and potential funding bids to improve the areas. The formally agreed documents would also provide useful information in contributing to the development of the emerging Local Plan for Trafford.

RESOLVED: That the Hale and Sale Moor Place Plans be approved.

55. BUDGET MONITORING PERIOD 6

Executive 27 November 2023

The Executive Member for Finance, Change and Governance presented the Budget Monitoring 2023-24 Period 6 (April 2023 to September 2023) report which informed Members of the 2023-24 projected outturn figures relating to both Revenue and Capital budgets. It also summarises the projected outturn position for Council Tax and Business Rates. The report is divided into the following three parts –

- I. **Part 1** – Provides at “At a Glance” high level summary of the key aspects of the budget monitoring position.
- II. **Part 2** – An Executive Narrative of the Projected Outturn and Outlook.
- III. **Part 3** – A list of annexes containing specific detail on the individual directorate positions, capital programme, savings programme, schools’ budgets and Trafford’s share of Council Tax.

The Executive Member for Finance, Change and Governance thanked the officers for the presentation of the report in an easier to digest format. Members were asked to note some positive movements in the estimated outturn since Period 4. Notwithstanding those positives it is important to recognise the scale of challenges that Trafford Council faces. The report outlines those areas such as Childrens Improvements around placements but still work to be done. Home to School Transport and Dedicated Schools Grant all of which are continually monitored.

The Executive Member made particular reference to paragraph 2.7 at page 20 of the report as follows –

- The scale of the challenge faced means that the Council must continue to, identify significant permanent savings, lobby the Government to address the unfairness of the funding formula and maintain prudent financial management.

Members were reminded of the disappointment at the lack of anything for local government in the autumn Statement and we don’t know what awaits the Council in the December Statement.

The Leader noted the positive movements compared to Period 4 but highlighted the £0.5 million overspend and added that there must be focus on brining this into balance. He drew attention to the fact that Local Government Social Care were not mentioned as part of the Autumn Statement last week and he notes that Leaders from several Councils across the Country are concerned about support not being forthcoming so far from Central Government.

In response to a query about the lower than expected revenue from planning application fees, the Corporate Director for Place informed Members that this is because of a reduction in planning applications being a major part which is not surprising given the current economic uncertainty. The team is working through the implications of the increase in planning application fees which will be in place on 6 December and the shortfall in fees revenue will begin to be addressed but that will also be part dependent on the number of applications

received in future. We will not necessarily get back to the budget position that was expected at the start of the year but it will be worked through to the next financial year.

With regard to a Member's query about the value of government grant that was covered in the Council Tax Support Scheme which cost the Council approximately £340,000, Councillor Butt would provide a response following the meeting.

In response to a Members query reduction the reduction in Adult Services budget of £1.4 million at Trafford and if the Contingency will be used to balance that shortfall, the Corporate Director for Adults and Wellbeing informed members that the Contingency Fund is in place to mitigate against any volatility in the budget. Adult and Social Care is volatile and when adults come in its at a cost. There is a Contingency that a considerable amount of the Council budget and whilst we must be prudent in that area we must be cognisant of the needs of anyone who requires care and support. Regarding the Living Wage and Real Living Wage we are in the midst of consultation with providers regarding fee uplifts which will report into the next iteration of the draft budget. There is a lot of work to bridge the gap between projections and actualities but the Council is committed to paying the Real Living Wage.

RESOLVED: That

- a) note the report and the estimated revenue outturn position showing a budget overspend of £0.51m;
- b) note the update on the Capital Programme as detailed in Section 6 and Annex 3: and
- c) Note that due to the positive movements in the estimated outturn since P4, that no new management actions are required to mitigate the current projected overspend in 2023/24.

56. TREASURY MANAGEMENT ANNUAL PERFORMANCE REPORT (OUT TURN)

The Executive Member for Finance, Change and Governance presented the Treasury Management Annual Performance 2023-24 report. The report outlines the main treasury management activities undertaken during 2022-23 as follows:

- All legislative and regulatory requirements, including all treasury management prudential indicators have been complied with.
- The average level of external debt and interest rate payable for 2022/23 was £318.2m and 2.71% and this compares to £332.8m & 2.82% in 2021/22.
- The average level of treasury investments for 2022/23 was £119.6m with a rate of return of 2.27% compared with 2021/22 when the equivalent figures was £122.0m and 0.35% respectively.

The outturn position for the Council's Treasury Management function was a favourable outturn of £6.97m resulting from a revision to the Minimum Revenue Provision (MRP) policy as agreed at the 15th February 2023 Council Meeting,

which provided a saving of £4.29m in year, and from higher than expected returns on short-term investments due to increases in interest rates which resulted in a favourable £2.70m above budget. A contribution has been made towards the Interest Rate Smoothing Reserve of £500k to absorb a potential increase in borrowing costs over the short-term.

The Executive Member informed Members that the report is a complex and detailed report. Reference was made to recent Local Government training on Treasury Management and it was stressed at that training how important it is that all Councillors are cited on Treasury Management Accounts, and Governance. Some training for Members had been provided by the Council on Credential Indicators but the Executive Member advocated to make sure all Trafford Councillors have access to training to enable Members to ask appropriate questions around risk and finances. The Accounts and Audit Committee had received this report on the previous Wednesday.

The Executive Member informed Members that in 2022-23 the Council had achieved compliance of its legislative and regulatory requirements in respect of economics, position, debt investments and credential indicators and no breaches had occurred.

The Executive Member made particular reference to the reasons for the recommendations as follows:

The report is a mandatory report which has been produced in order to comply with the requirements of the Council's Financial Procedure Rules which incorporate the requirements of both the CIPFA Prudential Code for Capital Finance and the CIPFA Code of Practice on Treasury Management.

With reference to a query on £12 million shown in the Asset Investment Programme referred to at Appendix D Breakdown of Investments. The Director of Finance and Strategy 151 Officer informed Members that it was a treasury investment associated with the Albert Estate in Manchester which is part of the overall investment Strategy Portfolio. It was done as a treasury investment at the time as it fitted the criteria. With regard to the reasoning as to why this money sits in the Investment Portfolio and is also being used as loaning money, Members were informed that in this instance it is the way it is financed. It is categorised as treasury investment and has approved by Council. In response to a request, the Director would respond to Members with the background information on this matter.

RESOLVED: That the report be noted.

57. COUNCIL TAX REDUCTION SCHEME

The Leader of the Council presented a report with regard to the Council Tax Reduction Scheme. Earlier this year the Council had cause to consider its Council Tax Reduction Scheme with regards to claims made by claimants in receipt of Universal Credit ("UC") and who had eligible childcare costs. This report is intended to inform the Executive of matters which have arisen as a consequence of the review exercise, and it also sets out the decisions which now need to be made in relation to proposed next steps.

The Leader reminded Members that approximately 13,000 Trafford residents receive benefit. In January each year the scheme is reviewed and is ultimately agreed by the Executive to coincide with the annual Council Tax Bills for the forthcoming year. Following the Council applying the scheme for 2023-24 a Valuation Tribunal made a decision on 17 March 2023 to determine that the Council had not addressed a claim from a resident who received UC with eligible child care costs in accordance with strict wording of the scheme. On the basis of the Valuation Tribunal and subsequent review it is accepted that claims made by all those in receipt of UC with eligible child care costs should be reassessed in accordance with the strict wording of the scheme. A small number of claims have been identified as being potentially affected. We are looking at approximately 100 each year and a letter has been sent to those claimants. Those who think they have been impacted can apply for the Re-assessment of their claim for the period since April 2017. We will write to all those in receipt of UC with eligible child care costs. Claims going back to 2017-18 finance year where claimants were either assessed as being entitled to receive partial Council Tax support or where they were assessed as having a nil entitlement. We will be inviting applications for re-assessments to be made by midday on Wednesday 28 February 2024.

In response to a query about whether the current Scheme has ended up unrecognisable due to being re written over the years since 2014 or that it was originally wrong from the outset, the Leader informed Members that the Council had been following a process year on year. The wording has been tightened up this year and this is where this anomaly has become apparent.

The Leader informed Members that a full answer to that query would be circulated to Members following the meeting.

A further query was raised regarding the indication in the report that the additional cost to the scheme could be either £73,000 or £97,000, page 244 of the report refers, so what would the actual cost be and did this include administrative costs.

The Leader informed Members that these costs are based on a flat rate being applied to each scope claim or undertaking an individual assessment of each scope claim. With reference to paragraph 6.4.3 of the report, we now believe it is possible to apply the second option i.e to reassess each individual claim which will cost £97,000. On the point of administrative costs

In response to a query about the year-on-year costs attached to this anomaly the cost of which could be reduced by applying a flat rate figure as opposed to individual assessments, the Leader made reference to paragraph 6.4.5 of the report which shows the likely cohort of people on a yearly basis. We anticipate that the cost will be absorbed into future years so we are looking to do with this proposal for next year is to carry forward the 2023-24 policy adopted in January and this will come into effect on 1st April 2024 but the child care element of it to maintain the policy that was in place in 2022-23. The likely impact will be as shown in the table with around 100 people extra a year. There will be certain

benefit changes in 2024 and when these are known a review will be undertaken and a full assessment will be made at that point. We are wanting to make sure we have a clear policy for the next year ahead. We will follow the statute of limitations and if people come outside the scope they will be assessed on an individual basis.

RESOLVED: That

- (i) note the contents of the report;
- (ii) approve the proposed immediate interim measures, as detailed in section 6.1, as the basis of assessment of all new claims made by those in receipt of UC with eligible childcare costs;
- (iii) approve the proposal that the wording for the Council's CTRS 24/25 should be the same wording as contained in the current CTRS 23/24, and that the Council should apply the 24/25 CTRS to claims generally but operationally assess claims made by those in receipt of UC with eligible childcare costs in accordance with the strict wording in the 22/23 CTRS, which will instead be applied to ensure that such claimants are not assessed any less favourably;
- (iv) approve the proposed scope of claims detailed in section 6.3 of the report;
- (v) approve the proposal to undertake individual reassessments of each claim that is in scope of the restitution exercise; and
- (vi) approve the proposals detailed in section 6.5 of the report in respect of engaging with in-scope claimants.

58. URGENT BUSINESS (IF ANY)

The Leader drew the attention of Members that it was Alexander Murray's last Executive meeting which he would be attending as Democratic Services Officer. On behalf of Members the acknowledged and thanked Alexander for his work with the Council over his time with the Council and wished him well for the future.

59. EXCLUSION RESOLUTION

RESOLVED - That the public be excluded from this meeting during consideration of the remaining items on the agenda, because of the likelihood of disclosure of "exempt information" which falls within one or more descriptive category or categories of the Local Government Act 1972, Schedule 12A, as amended by The Local Government (Access to Information) (Variation) Order 2006 and specified on the agenda item or report relating to each such item respectively.

60. CLAREMONT CENTRE - CHAPEL ROAD UPDATE - PART 2

The Executive Member for Economy and Regeneration presented a report which Update on the proposed redevelopment of the Claremont Centre/Chapel road site, Sale and associated relocation of Trafford Music Service and Stretford Library. In January 2022 the Executive approved a feasibility study to facilitate the above. This paper provides an update on that work and the proposed next steps.

Executive
27 November 2023

RESOLVED: That the Executive

- i) Note the progress made;
- ii) Note the proposals for Claremont Centre and the progress on the relocation of Stretford Library;
- iii) Approve and authorise the development of 5 houses on the Chapel Road site (the Development) now a viable scheme has been designed;
- iv) That authority be delegated to the Corporate Director of Place to:
 - a. Undertake the Development.
 - b. engage external professional resources as required to assist in implementing the Development.
 - c. Commission, submit and/or authorise as appropriate:
 - i) an application for planning permission.
 - ii) any surveys/investigations where such surveys will manage the risks associated with the Development and/or assist with the preparation, submission and resolution of a planning permission application, or any other usual pre-development survey or investigation.
 - iii) any further study or design required for the development.
 - iv) any demolitions or physical alterations that will either reduce the risks associated or accelerate the Development.
 - d. Negotiate and finalise any agreement contract or other documents required to deliver the Development and any associated disposals;
 - e. 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;
 - f. authorise a marketing, pricing and disposal strategy and authorise the sale of plots, either individually or in blocks, including the anticipated or actual capital receipt exceeds £499,999;

Executive
27 November 2023

- v) That the Director of Legal and Governance be authorised to enter into all legal agreements required to implement the above decision.

The meeting commenced at 6.30 pm and finished at 7.56 pm