EXECUTIVE

A meeting of the Executive was held on Wednesday 14 February 2024.

PRESENT: Mayor C Cooke (Chair), Councillors P Gavigan, T Furness, P Storey, J Thompson, Z Uddin and N Walker

ALSO IN ATTENDANCE: S Arnold (Local Democracy Reporting Service)

OFFICERS: S Bonner, C Benjamin, G Field, C Heaphy, R Horniman, D Middleton and M Nath

APOLOGIES FOR ABSENCE: None.

23/64 DECLARATIONS OF INTEREST

There were no declarations of interest received at this point in the meeting.

23/65 MINUTES- EXECUTIVE - 17 JANUARY 2024

The minutes of the Executive meeting held on 17 January 2024 were submitted and approved as a correct record.

23/66 CORPORATE PERFORMANCE REVIEW: QUARTER THREE 2023/2024

The Mayor and Executive Member for Adult Social Care and Public Health submitted a report for Executive's consideration.

The Council's Scheme of Delegation gives the Executive collective responsibility for corporate strategic performance, together with associated action.

The report provided the necessary information to enable the Executive to discharge its performance management responsibilities, setting out progress against Executive approved actions, delivery of the Strategic Plan and other key associated items, together with actions to be taken to address any issued identified.

The projected financial outturn at the end of Quarter Three 2023/2024 was presented separately to this meeting of the Executive, and so not repeated here. Where performance had a significant impact on finances, this was highlighted within the body of the report.

As part of continuous improvement in performance and risk management, the Council's Leadership Management Team (LMT) had implemented monthly reviews of corporate performance utilising a Directorate Performance dashboard, drawing data from a range of performance systems.

The Council's overall performance at the end of Quarter Three saw a slight dip from the position reported at Quarter Two, with progress towards expected performance standards, as set out in the Council's risk appetite, achieved in two of the four active performance disciplines in 2023/24.

ORDERED that Executive:

1. **Approves the proposed amendments to Executive actions at Quarter Three 2023/24 detailed in Appendix.**
2. **Notes progress of delivery of the Strategic Plan 2022-24 at Quarter Three 2023/24, detailed in Appendix 2.**
3. **Approves the proposed amendments to Strategic Plan workplan at Quarter Three 2023/24, detailed in Appendix 3.**

OPTIONS

No other options were put forward as part of the report.

REASONS

To enable the effective management of performance and risk in line with the Council's Local Code of Corporate Governance

23/67 **BEST VALUE NOTICE UPDATE**

The Mayor and Executive Member for Adult Social Care and Public Health submitted a report for Executive's consideration.

The report set out the content of the 'Best Value Notice' issued on 30 January 2024, following the expiry of the existing Notice which had been issued for a period of 12 months in January 2023.

A Corporate Improvement Plan was put in place in response to corporate governance concerns identified in 2022, which were also formally raised by the Council's External Auditors in a Section 24 report issued in August 2022.

Since September 2022, the Council had both a Corporate Governance Improvement Plan and a Section 24 action plan in place to address the range of governance issues identified in both plans. In January 2023 the government issued a 'Best Value Notice' on a non-statutory footing, which set out the government's concerns in relation to the Council's governance. The notice was in place for 12 months, with clear expectations that should the Council fail to respond positively to it, intervention would be moved to a statutory footing.

The Mayor commented he welcomed the updated Best Value Notice as it was a clear sign the Government had faith in the Council's ability to shape its own destiny. The Best Value Notice was also an endorsement of the Council's hard work in achieving its objectives.

The Chief Executive commented the Council was heading in the right direction. However, the Department for Levelling Up, Housing and Communities had made it clear that the pace of improvements needed to be maintained and that hard work to implement improvements was essential. The Council would be reviewed again in July 2024 and there was a good chance the Council would not require further intervention.

The Executive Member for Finance and Governance stated the latest Best Value Notice was the second consecutive report considered by Executive that showed the Council in a positive light on its improvement journey. There was, however, a need to concentrate on the pace of work being undertaken.

The Mayor thanked all staff for their work in this process.

AGREED that Executive note the revised 'Best Value Notice' that had been issued by government, following the expiration of the previous notice that was issued in January 2023.

OPTIONS

No other options were put forward as part of the report.

REASONS

The Council must continue to respond effectively and at pace to deliver the improvements set out in both the Corporate Governance Improvement Plan and the Section 24 report if it was to effectively address the concerns around its culture, governance, and financial challenges in order to provide Government with assurance that its corporate governance was fit for purpose.

23/68 **REVENUE AND CAPITAL BUDGET - FORECAST OUTTURN POSITION AT QUARTER THREE 2023/24**

The Executive Member for Finance and Governance submitted a report for Executive's consideration.

The report set out a forecast of the year-end annual outturn for the financial year 2023/24, based on the Quarter Three review of revenue current and projected expenditure against the current year's Revenue Budget, and highlighted the areas of financial challenge.

The report also set out the management actions that had been taken to control expenditure within the General Fund budget approved by Council in February 2023 as well as seeking Executive's endorsement of the management actions that were in place to control expenditure within the approved budget and to develop more financially sustainable solutions for future years.

The report sought approval from Executive in relation to revenue budget virements and revisions to the Capital Programme.

The Council's Scheme of Delegation gave Executive collective responsibility for corporate strategic performance and financial management / monitoring, together with associated actions. Standing Orders and Financial Procedures required Executive's approval for major virements between revenue budgets, and in-year changes to the Council's Capital Programme within approved Council resources.

The report enabled Executive to discharge its financial management responsibilities by setting out the General Fund Revenue Budget forecast outturn at Quarter Three, the Statement of the Council's projected reserves and provisions at Quarter Three, the Capital Programme forecast outturn at Quarter Three, the statement of the Council's borrowing and prudential indicators and actions that the Council had taken, and planned to take, in order address the issues identified.

Financial Procedure Rule 1.37 required Executive's approval of the proposed revenue budget virements as set out in Appendix 4.

A revised Capital Programme for the period 2023/24 to 2025/26 was attached at Appendix 6 for Executive's consideration.

The Executive Member for Finance and Governance commented that both Members and Officers and Officers had worked together to improve the Council's financial situation. The Director of Finance was thanked for her work on the report and that of the Collection Fund.

The Mayor commented that the Council's improved outturn projections was another reflection the Council could control its own destiny.

ORDERED

1. **In respect of the General Fund Revenue Budget that Executive approve the proposed revenue budget virements over £250,000 as detailed in Appendix 4. These were technical adjustments.**
2. **In respect of the Capital Programme and Treasury Management that Executive approve the inclusion of additions to the Capital Programme for 2023/24 totalling £0.297m (summarised in Table 9) which were externally funded or funded from within existing Council resources for the 2023/24 Capital Programme as approved by Council in February 2023. These had increased the 2023/24 Capital Programme budget to £67.631m from the £67.334m revised Capital Programme budget for 2023/24 approved at Quarter Two.**

AGREED

In respect of the General Fund Revenue Budget that Executive:

1. **Note the forecast 2023/24 net revenue budget year-end outturn as at Quarter Three of £131.898m against an approved budget of £126.354m, a forecast year-end overspend of £5.544m (4.4%). This represented an improvement of £3.012m from that forecast at Quarter Two.**
2. **Note that the forecast year-end overspend of £5.544m related primarily to a combination of forecast demand and inflationary pressures as detailed in the table on page 39 of the agenda pack.**
3. **Note and endorse the management actions taken in consultation with Executive Members over the year to date to control expenditure within the approved budget**

and to develop more financially sustainable solutions for future years as set out in paragraphs 4.6 to 4.13 of the report.

4. **Note that work would continue to try to mitigate further the forecast year-end overspend before the end of 2023/24 and the final position would be reported as part of the final 2023/24 outturn report to Executive in June 2024.**

In respect of the Council's Reserves and Provisions Executive:

1. **Note that the s151 Officer had undertaken a review of the balance sheet which had resulted in the release of £0.757m from the Revenue Grants Received Unapplied account that has been transferred to the Change Fund and the balance had been re-stated as at 31 March 2023 from £0.730m to £1.487m.**
2. **Note that the s151 Officer had determined that the 2023/24 Change Fund Reserve of £1.487m, should be available to fund expenditure on transformation and efficiency as part of an agreed financial recovery plan.**
3. **Note that, as a result of the balance sheet review, the s151 officer was in discussion with the External Auditor in relation to the audit of the Council's methodology to calculate the Collection Fund Bad Debt provision in 2021/22 financial statements. This was estimated to result in a favourable adjustment of approximately £8.3m affecting the 2022/23 and 2023/24 accounts and impact upon 2024/25 budget setting – this would be used to replenish the usable unrestricted revenue reserves and General Fund balance that would be used to fund the final 2023/24 overspend. This sum was not available to balance the 2024/25 budget.**

In relation to the Council's financial recovery and resilience Executive:

1. **Note the Quarter Three forecast of usable revenue reserves of £9.036m available at 1 April 2024 based on the Quarter Three forecast outturn position of £5.544m, a reduction from the already critically low level of £15.586m at 31 March 2023. These would comprise of:**

   - **General Fund Reserve of £9.036m.**
   - **Council's unrestricted usable earmarked reserves of £NIL (with the exception of a £0.055m Election Costs Reserve which whilst technically is unrestricted and usable had planned committed spend against it on election costs in future years).**

2. **Note that in order to set a legally balanced and robust budget whilst maintaining adequate revenue reserves for 2024/25, Executive on 17 January 2024 approved an application for Exceptional Financial Support (EFS) to the Department for Levelling Up Housing and Communities (DLUHC). The s151Officer's advice was that without securing External Financial Support via DLUHC, it would not be possible for it to:**

   - **Balance the 2024/25 budget.**
   - **Secure financial recovery and sustainability over the medium term.**

3. **Note that the formal EFS application was made to DLUHC on 17 January 2024 and the result of the application was expected in the period from 26 February to 1 March 2024. Further details would be provided as part of the 2024/25 budget and Medium-Term Financial Plan (MTFP) report to Executive on 28 February 2024 and Council on 8 March 2024.**
4. **Note that depending on the decision taken by DLUHC in relation to the EFS application, the risk of a s114 Notice under the provisions of the Local Government Finance Act 1988 remained. Further details would be provided as**

part of the 2024/25 budget and Medium-Term Financial Plan (MTFP) report to Executive on 28 February 2024 and Council on 8 March 2024.

5. **Note that Statutory Officers remained in dialogue with DLUHC, the External Auditor and the Middlesbrough Independent Improvement Advisory Board (MIIAB) in relation to the development and delivery of the Council's Financial Recovery and Resilience plans.**

In respect of the Capital Programme and Treasury Management Executive:

1. **Note that a full review of the Capital Programme had been undertaken since Quarter Two including a review of profiling and alignment of funding sources to optimise the use of grants and external funding and mitigate the revenue impact of debt financing upon the revenue budget position as far as possible.**
2. **Note the 2023/24 Capital Programme forecast outturn of £47.129m at Quarter Three, which was a reduction of £20.502m (30%) from the revised £67.631m budget for 2023/24. The forecast outturn against the revised capital programme was a favourable variance comprising:**
    - **An underspend of £1.611m.**
    - **Slippage of £18.891m into 2024/25.**
3. **Note the Treasury Management forecast outturn position with respect to the Council's prudential indicators as set out in paragraphs 4.73 to 4.81 of the report.**

In respect of the Dedicated Schools Grant (DSG) Executive:

1. **Note the current forecast in-year deficit of £6.644m for 2023/24 relating to the High Needs Block, which was an increase of £3.323m from the £3.321m reported at Quarter Two. The increase was mainly due to higher demand for specialist provision as inclusion of pupils within mainstream settings had remained a challenge. A range of management actions were being taken to address the increase in expenditure alongside the DBV (Delivering Best Value) programme (paragraph 4.54)**
2. **Note the forecast total cumulative deficit of £13.208m at 31 March 2024, including £13.665m relating to the High Needs Block, as set out in Table 7 and paragraphs 4.52 to 4.53 of the report.**
3. **Note that under existing government regulations this deficit cannot be funded from the General Fund, and the Council is required to deliver a recovery plan to the Department for Education (DfE). This position presents a long-term risk to the Council's financial position which is dependent upon how central government ultimately resolve the spending pressures arising in High Needs, given the nationwide financial pressures being experienced by local authorities in this area.**
4. **Note that the Council was part of the DFE Delivering Better Value (DBV) scheme which aimed to support financial recovery of the DSG position.**

OPTIONS

No other options were submitted as part of the report.

REASONS

To enable the effective management of finances, in line with the Council's Local Code of Corporate Governance, the Scheme of Delegation and agreed corporate financial regulations.

23/69 **LEVELLING UP PARTNERSHIP**

The Executive Member for Regeneration submitted a report for Executive's consideration.

The purpose of the report was to seek Executive approval for Middlesbrough Council to accept £20.816 million of Levelling Up Partnership (LUP) funding and agree, as the Accountable Body, to deliver and enable local partners to deliver the package of proposed projects.

Having been identified as an area of need by Government, Middlesbrough Council had been working alongside the Department for Levelling Up Homes and Community (DLUHC) to develop a series of projects to be delivered by 31st March 2025, to address Middlesbrough's greatest areas of need. The funding would be provided under a S31 grant to the authority, and was expected to be provided in two tranches of approximately £9.900m in 2023 -2024 and £10.916 in 2024 - 2025 financial years. The first payment of £9.9m was received in December 2023.

Levelling up partnerships aimed to bring the collective power of Government to provide bespoke place-based regeneration in 20 of England's areas in greatest need of levelling up over 2023-24 and 2024-25.

Middlesbrough had been selected based on the analysis in the levelling up White Paper which considered places in England against four key metrics: the percentage of adults with Level 3+ qualifications; gross value added (GVA) per hour worked; median gross weekly pay; and healthy life expectancy.

There was up to £20.816m capital resource available for the Levelling Up Partnership in the financial years 2023 - 2024 and 2024 - 2025. Total funding allocated would depend on the policies agreed and subject to business case approvals.

Awarded capital resource could cover expenditure on assets, investment in existing assets and capital grants to third parties, with respect to this programme this would be delivered via capital grant from Central Government which would fund capital costs of delivering bespoke local programmes.

The Mayor was encouraged to see a health offering as part of the proposals and that the partnership overall was a benefit for the town.

ORDERED that Executive:

1. **Approves the Levelling Up Partnership Programme as set out in appendix A;**
2. **Approves the acceptance of funding and Council status as accountable body for the funds – on the basis that the formal grant offer letter was in the form of an un-ringfenced S31 Capital grant and funding conditions being achievable; and, formally approved by the Director of Finance (S151); and,**
3. **Approves that the submission of any programme amendments / change control processes with DLUHC be delegated to the Director of Regeneration and Culture, and Director of Finance (S151), subject to consultation with the relevant Executive members.**

OPTIONS

Do nothing - not accepting the funding would have represented a missed opportunity to provide new facilities, improve existing ones and create new opportunities for Middlesbrough residents.

REASONS

The Levelling Up Partnership funding provided the opportunity to carry out a range of interventions that would not be possible without external funding. Each project had been designed to address an evidence-based need within the town, that would benefit a wide number of residents.

23/70 **NEWHAM HALL - DISPOSAL OPTION UPDATE**

The Executive Member for Regeneration submitted a report for Executive's consideration.

The site at Newham Hall was identified in the Local Plan (2014) for residential development. It was the Council's largest parcel of surplus land at 71ha. With 42ha of net developable land the site had capacity for approximately 1,000 dwellings (Appendix 1).

Although the land had not been marketed for sale, Middlesbrough Council had received two speculative offers for the land in the last three years. More recently, the Council received a Joint

Venture proposition from Homes England and entered into an Exclusivity Agreement with them for the period December 2022 - September 2023.

Following assessment of these offers and insights from market research the report sought approval for Middlesbrough Council to:

- progress with the disposal and marketing of the land independently rather than sell to a third-party developer or through a Joint Venture with Homes England; and
- to utilise LUF2, Towns Fund grant, Strategic Highways and S106 monies, other developer contributions and Council capital programme resources to undertake site de-risking to ensure best consideration for the site at the point of sale.

The disposal of the land was recommended in order to meet the Council's requirements to generate capital receipts, increase annually recurring revenue streams and, as the value of the individual site exceeds £250,000 it was a key decision.

The report would seek continued delegated authority to be granted for the Director of Regeneration and Director of Finance to ensure a smooth and efficient disposal and delivery process to take place.

The implications of the recommendations of the report had been considered by the appropriate officers of the Council and were set out in the main body of the report.

The overall integrity of the Local Plan (2014) depended upon the land supply identified within it being made available. Following Executive approval in 2017 to terminate the Agricultural Tenancy, approval to dispose of the land was granted by Executive in July 2022 via the Asset Disposal Business Case process (Appendix 2 - Confidential).

Middlesbrough's housing offer needed to keep pace with the demands of the market. The release and development of this suburban site would allow that to be achieved; stemming outward migration and making Middlesbrough a more desirable place to live, with a quantity of residential properties that would address the needs of a changing, growing and evolving population.

The development of new housing was a key component of the Council being able to achieve financial sustainability through growth in its tax base which generated increased Council Tax income. In addition, the capital receipts generated from sale of land, including housing sites, would support the delivery of the Council Plan and its Medium-Term Financial Plan (MTFP).

The Executive Member commented the report was focussed on securing investment from the site rather than specific planning considerations.

ORDERED that Executive:

1. **Approve the approach of Middlesbrough Council acting as the master developer for the Newham Hall site - being financially responsible for bringing the site forward for phased disposal and marketing without external intervention or support from Homes England;**
2. **Approve the use of the awarded Levelling Up Fund 2 and Towns Fund grants, Strategic Highways Section 106 Funding, other developer contributions and existing Council capital funding of £4.129m dedicated to Housing Growth or other projects already contained within the current capital programme to unlock and de-risk the Newham Hall housing site;**
3. **Approve Delegated Authority for the Director of Regeneration in respect of Public Open Space and Land Appropriation process and;**
4. **Approve Delegated Authority for the Director of Regeneration and Director of Finance for further amendments to the proposed disposal route.**

OPTIONS

<u>Don't sell the land</u>

This would have resulted in significant financial implications for the Council, including no capital receipt and no Council Tax revenue growth. Failure to dispose of the land would have been contrary to the Local Plan (2014). The overall integrity of the Local Plan

depended upon the land supply identified within it being made available; the Council would be open to significant challenge from the housebuilding industry if it was seen to constrain land supply. Furthermore, this approach would have resulted in significant abortive costs for the Council resulting from the due diligence work undertaken to date and the cost of legal proceedings relating to the farming tenancy.

Sell the land as a whole now

Advice from Knight Frank highlighted that this approach did not demonstrate Best Value for the Council. The approach would have presented a vastly reduced land receipt and there would have been significant uncertainties around the timescales for delivery which could have negatively impacted upon Middlesbrough's housing supply and Council Tax income, especially as the land did not come with the benefit of an outline planning permission. To undertake this approach would have also negated the Council's ability to spend the grants received, which would have further reduced the Council's net receipt.

Sell the land without the benefit of outline planning permission or a masterplan

It was known that developers would pay for the benefit of a de-risked site. Disposal without planning consent would have proven financially and strategically detrimental to the Council and proven risky for developers, potentially leading to fewer than normal offers and at a reduced financial rate. A masterplan was a planning requirement for a site of this size. Without both the planning permission and masterplan the ability to manage development and competitively market the land would have been significantly reduced.

Install highways and electricity infrastructure using LUF2 and Towns Fund then sell the land as a whole

Whilst this option would have de-risked the site and provided benefit against the capital receipt it would have been less so than the preferred option, as the potential existed to achieve a greater income over time as land values increased. This option also increased the risk of land banking and stagnating the supply of available homes.

Enter into a JV with Homes England

Independent advice and professional analysis consistently drew the conclusion that the proposal to collaborate with Homes England on the disposal and delivery of the Newham Hall housing site did not present Best Value for Money for the Council. Under the terms of the payment mechanism proposed by Homes England, the Council would have only received a capital payment equating to 50% of the land value, further reducing the overall value of the Council's asset from the perspective of best consideration.

Accept Offer made by Independent Developer

Independent advice and professional analysis highlighted that both offers made did not present Best Value for Money for the Council.

REASONS

The report contained financial information considered to be commercially confidential. Where reference was made to these figures, which related to valuations and identifiable expenditure, specific reference would be provided to the confidential appendix – Appendix A, which accompanied the report. A series of supplementary papers supported this report as Appendices. Two had been identified as confidential, as they provided descriptive rationale for the confidential figures.

The development of Newham Hall would bring an underutilised Council held asset into far more beneficial use in the future – creating a new community and a high-quality place.

Newham Hall was critical to the supply of land for housing development and was in turn critical for supporting economic growth in the town and the delivery of Council services.

The disposal of the subject parcel of land was recommended in order to meet the Council's requirements to generate capital receipts and increase annually reoccurring Council Tax revenue streams.

The development would produce in the region of 1,000 residential dwellings which would primarily be a mix of Council Tax Bands ranging from B to F. Modelling of the site indicated that upon completion this would generate additional Council Tax income of approximately £2.5m per annum on completion, based on current Council Tax levels.

Middlesbrough Council had received three offers for the land in advance of it being marketed for disposal. It was concluded that the presented offers did not demonstrate Best Value for Money (BVM) for the Council, with advice from external, independent property consultants, Knight Frank demonstrating that the Council would likely have received a higher residual land value than those offered.

It was proposed that Middlesbrough Council acted independently of third-party involvement in disposing of the site. This approach allowed the Authority to retain the greatest level of control and independence over the delivery of the site and the procurement of the necessary consultants. It would allow the Council to control the release of development parcels in a timely manner to ensure that the site's disposal was proportionate to market demand and avoid over supply. It would also reduce the Council's reliance on third parties, protecting the Council from political or economic shocks.

Despite its size, and the presence of competing sites, professional advice provided by Knight Frank indicated that there was room in the market for the site to be brought forward at this time.

Installation of an electricity connection would allow the Council to de-risk the site through increasing the accessibility of the parcels of land available for development, which would in turn expedite the delivery of housing numbers and income. Whilst this reduced risks and upfront investment requirements for developers it placed the Council in greater control of the overall disposal allowing multiple phases and products to be developed simultaneously and preventing the site from stalling.

The commissioning of due diligence was in line with the Council's own policy to maximise capital receipts. A masterplan was a policy requirement as set out in the adopted Local Plan. It was a valuable tool in the planning and development process. The National Planning Policy Framework (NPPF) emphasised that good design was a key aspect of sustainable development, and that design guides (such as masterplans) should be prepared to provide clarity over design expectations and a framework for creating distinctive places with a consistent and high quality of design. Masterplans were used to ensure high quality schemes are delivered and in line with national planning push for developments to meet local standards of beauty, quality, and design. Poor quality and ill-thought-out developments were a real risk if there was no masterplan in place.

23/71 **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.**

None.

23/72 **EXCLUSION OF PRESS AND PUBLIC**

The Chair noted that information relating to the report at agenda item 8 (Newham Hall – Disposal Options Update) was deemed commercially sensitive and thereby potentially exempt from press and public view.

The Monitoring Officer advised Executive that when determining whether to pass a resolution to exclude the press and public from part of the meeting to discuss that potentially exempt information, there was a need to balance the public interest against, in this case, commercial sensitivity.

Executive were also asked by the Monitoring Officer to note that the law on access to information, which was mirrored in the council's Constitution, provided that information was not exempt if it related to a proposed development for which the local planning authority may grant itself planning permission in principle. The meaning of this provision had been interpreted in case law. The Monitoring Officer noted that the report at agenda item 8 included a statement of intention on the part of the council to apply for planning permission in respect of the land.

A recent case had established that it was not reasonable to say that the provision only applied to decisions coming before planning committee. On the other hand, the legal provision should not be interpreted to suggest that as soon as the authority as landowner proposed development, information could not be exempt regardless of how far in the future the potential grant of planning permission. The case law underlined the need to have regard to the purpose of the law concerning exemptions, which was intended to promote public access to information but also to safeguard the financial and business interests of anyone.

In the context of the case law, the Monitoring Officer advised that it was possible in this case for Executive to consider the information in the relevant appendices as potentially exempt, and it was a matter for Executive to determine whether - in balancing commercial sensitivity and the public interest – the press and public should be excluded from discussions on that information.

An Executive member commented that while Executive wanted as much transparency as possible in decision making, there was a need to ensure certain information was protected when it was relevant to do so.

ORDERED that the press and public be excluded from the meeting for the following items on the grounds that, if present, there would be disclosure to them of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 and that the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

23/73 **NEWHAM HALL - APPENDICES A, 2 AND 3**

The Executive Member for Regeneration submitted appendices containing exempt information associated with agenda item 8 (Newham Hall – Disposal Option Update) for Executive's consideration.

AGREED

That the contents of the appendices be noted.

REASONS

For reasons outlined in the report at agenda item 8.

All decisions will come into force after five working days following the day the decision(s) was published unless the decision becomes subject to the call in procedures.