

**DECISIONS SHOULD NOT BE IMPLEMENTED BEFORE  
MONDAY 24 JULY 2017**

**CABINET**  
11 July 2017

**PRESENT** – Councillor Dixon (in the Chair); Councillors Harker, S Richmond, A J Scott and Wallis. (5)

**INVITEES** – Councillors Curry and Mrs Scott. (2)

**ALSO IN ATTENDANCE** – Councillors Carson, Crichlow, Johnson and Kelley. (4)

**APOLOGIES** – Councillors C L B Hughes and McEwan. (2)

**C13. REPRESENTATIONS** – In respect of Minutes C17, C18(3), C26 and C34 below, Members and members of the public in attendance at the meeting, made representations in respect of those items.

**C14. DECLARATIONS OF INTEREST** – There were no declarations of interest reported at the meeting.

**C15. MINUTES** - Submitted - The Minutes (previously circulated) of the meeting of this Cabinet held on 20 June 2017.

**RESOLVED** - That the Minutes be confirmed as a correct record.

**REASON** – They represent an accurate record of the meeting.

**C16. MATTERS REFERRED TO CABINET** - There were no matters referred back for re-consideration to this meeting.

**C17. ISSUES ARISING FROM SCRUTINY - MONITORING OF OUTCOMES FROM THE MEDIUM TERM FINANCIAL PLAN 2016/20 - GROUNDS MAINTENANCE** - The Chair of Place Scrutiny Committee submitted a report (previously circulated) requesting that consideration be given to a recommendation from Place Scrutiny Committee to reinvestigate the availability of resources to maintain roundabouts, to a reasonable standard, and provide further grass cutting, to open spaces in Darlington.

The submitted report stated that Place Scrutiny Committee considered the effect of the £380,000 budget reduction on the Grounds Maintenance Service, at its meeting held on 21 June 2017, and raised concerns in relation to the appearance of roundabouts and open spaces in Darlington, following that budget reduction. The comments of the Director of Neighbourhood Services and Resources in respect of the request from Place Scrutiny Committee were contained within the submitted report.

The Chair of the Place Scrutiny Committee, in presenting the report, stated that although the Committee were aware of the budget pressures, they were particularly concerned at the reduction in the grass cutting service and the negative impact on the quality of life for residents and on the economy of the town. The Cabinet Member with the Leisure and Local Environment responded thereon and stated that it would not be possible to look at this budget in isolation and that the reduction in this budget would need to be re-assessed at the same time as all the other reductions.

Discussion ensued on other issues in relation to the grass cutting service and the problems caused by overhanging trees.

**RESOLVED** - That the report be noted.

**REASON** - To ensure businesses are attracted to Darlington and aid Darlington's economy.

**C18. KEY DECISIONS - (1) School Term Dates 2018/19 and 2019/2020** - The Leader introduced the report of the Director of Children and Adults Services (previously circulated) requesting that consideration be given to the school term dates (also previously circulated) for Darlington maintained schools for the academic years 2018/19 and 2019/20 and to publishing them by the end of July 2017.

The submitted report stated that the 190 day academic year envelope for pupils and equalisation of term lengths had been taken into account when setting the dates; the schools and governors had been consulted on the proposed dates in Spring 2017; and outlined the responses received from the schools.

**RESOLVED** - That the school term dates for Darlington maintained schools for the academic years 2018/19 and 2019/20, as detailed in the appendices to the submitted report, be approved, and published by the end of July.

**REASON** - The dates are the ones preferred by the majority of schools and Governing Bodies following the consultation exercise which ended on 19 May 2017.

**(2) (URGENT ITEM) Consultation on Eligibility Criteria for Adult Social Care** - The Cabinet Member with Adult Social Care Portfolio introduced the report of the Director of Children and Adults Services (previously circulated) requesting that consideration be given to undertaking a consultation exercise on the proposed change in the Adult Social Care's Eligibility Criteria.

The submitted report stated that the Care Act 2014 had required all Local Authorities to review and amend their eligibility criteria for adult social care; following that review this Council adopted a new national eligibility criteria and increased it beyond the minimum threshold to include 'managing medication'; it was now proposed to remove 'managing medication' to bring it in line with the minimum threshold contained within the Care Act 2014 and in line with other Local Authorities; and that potentially 42 individuals had been identified, who would be impacted by the proposal.

**RESOLVED** - That a period of consultation, be commenced, to consider the removal of 'Managing Medication' as an outcome from the adult social care eligibility criteria.

**REASON** - To ensure Darlington Borough Council have an eligibility criteria for adult social care that is reflective of the minimum threshold set out by legislation (Care Act 2014).

**(3) Feethams Office Development – Plot 1** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Economic Growth and the Director of Neighbourhood Services and Resources (previously circulated) updating Cabinet on the initial feasibility work undertaken in examining options for the construction of circa 3,600 square metre office block and requesting that consideration be given to commencing the process, to use an OJEU compliant Design and Build route as the preferred procurement strategy for the development of Plot 1, Feethams.

The submitted report stated that the project would deliver 'Grade A' office accommodation, benefitting growing small and medium sized enterprises (SME's) and would help support Economic Growth and Town Centre business in the area. The plot had recently been marketed, but as no compliant bids had been received an exercise had been undertaken, which showed that prudential borrowing and procuring the officers directly, would ensure better control over the life costs of the scheme and allowed the risk to be managed more closely and achieve better value of money. It was reported that the approximate cost of the scheme was £8.5M, which the Council would need to prudentially borrow and that to mitigate risk an outline bid for European Regional Development Fund (ERDF) of £2.2M would be submitted and that an expression of interest bid for Tees Valley Investment Fund funding of £2.65M had been made.

References were made to the delivery options; procurement route; impact on the Town Hall; car parking; risks and equality implications.

Particular concern was raised at the meeting in respect of the possibility that Council employees would transfer to the building and the impact this would have on other Council buildings, and to the provision of contract parking in the Town Centre. The Cabinet with the Leisure and Local Environment Portfolio and the Director of Economic Growth responded thereon.

**RESOLVED** - (a) That the submission of bids for external funding, as detailed in the submitted report, be approved.

(b) That the Director of Economic Growth and the Cabinet Member with the Economy and Regeneration Portfolio, be authorised to progress and finalise the design details and specification for the building (a sum of £100,000 had been set aside which would be matched by TVCA resource for the initial works).

(c) That the use of an OJEU Compliant Design and Build route as the preferred Procurement Strategy for the development, as detailed in the submitted report, be agreed.

(d) That a report be submitted to Cabinet in the Autumn to provide an update on the project, potential tenant interest, and on the outcome of funding bids, and it be noted that a report would be submitted to Council for approval should the proposal proceed.

**REASONS** - (a) To try to attract more professional, business and office based jobs to the centre of Darlington requires Grade A office accommodation to be available.

(b) Strong fit with Tees Valley and Darlington's Town Centre priorities.

(c) To aid the delivery of the Feethams Planning and Development Brief effectively completing the Feethams Plan.

(d) To enable the design to advance in line with the required timetable.

(e) To enable the Council to have the ability to have timely and efficient negotiations with the proposed new tenants in advance of significant capital expenditure in respect of the project.

(f) An OJEU Design and Build route is the preferred Procurement Strategy for the design and build for the offices. It enables the Council to work within the prescribed timescales of the proposed End User and delivers value for money.

(g) Should this project advance, the Council will be exposed to increased financial implications; due to the nature of these financial implications the Council's Constitution will require a Council resolution in due course.

**C19. REVIEW OF OUTCOME OF COMPLAINTS MADE TO OMBUDSMAN** - The Leader introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) providing Members with an update of the outcome of cases which had been determined by the Local Government Ombudsman (LGO) since the preparation of the previous report to Cabinet on 6 December 2016 (Minute C83/Dec/16 refers).

**RESOLVED** - That the contents of the report be noted.

**REASON** - (a) It is important that Members are aware of the outcome of complaints made to the LGO in respect of the Council's activities.

(b) The contents of this report do not suggest that further action, other than detailed in the report, is required.

**C20. NEW BUILD COUNCIL HOUSING** - The Cabinet Member with the Housing, Health and Partnerships Portfolio introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) requesting that consideration be given to the release of funding to provide additional Council homes for rent and to acquire affordable homes built in response to Section 106 planning obligations as opportunity arises.

The submitted report stated that the Homes and Communities Agency (HCA) had a rolling programme for Registered Providers to bid for Affordable Housing Schemes; two schemes at Branksome were currently being worked up, at a cost of around £2M, to be funded through the HCA; and that it was hoped that grant funding would be provided for approximately 30 per cent of that amount and that if successful a number of grant conditions would apply, including a requirement to let the properties at affordable rents. It was reported that three properties at Hartington Way were to be acquired using the

Council's Housing Revenue Account, in response to the Section 106 planning obligation for affordable housing on that site.

**RESOLVED** - (a) That the bid to the Affordable Housing Programme for 16 units of accommodation, as detailed in the submitted report, be supported.

(b) That a maximum of £2m, be released, from the Housing Capital Programme for the provision of the new Council homes, at the sites identified in the submitted report.

(c) That the Director of Neighbourhood Services and Resources be authorised to proceed with those works, as indicated at Paragraph 7 of the submitted report, subject to planning consent.

(d) That the Director of Neighbourhood Services and Resources be given delegated powers to proceed with additional new build housing schemes for affordable rent using the investment fund allocation of £17.7m agreed by Council in March 2017.

(e) That the Director of Neighbourhood Services and Resources be given delegated powers to proceed with the acquisition of the three affordable homes at Hartington Way and to acquire other affordable units as opportunities arise.

**REASON** - To enable a further programme of new build to take place from 2017 onwards to meet housing need and to support the economic growth of the Borough through housing development.

#### **C21. COMPLAINTS, COMPLIMENTS AND COMMENTS ANNUAL REPORTS**

**2016/17** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources and the Director of Children and Adults Services (previously circulated) requesting that consideration be given to the 2016/17 Complaints, Compliments and Comments Annual Reports for Adult Social Care, Children's Social Care, Corporate, Housing and Public Health (all also previously circulated) and to the amended Unreasonable and Unreasonably Persistent Complaints Procedures (also previously circulated).

Particular reference was made at the meeting to the importance of informing residents of the outcome of any complaints that they may have raised.

**RESOLVED** - (a) That the content of the 2016/17 Complaints, Compliments and Comments Annual Reports for Adult Social Care, Children's Social Care, Corporate, Housing and Public Health, as appended to the submitted report, be noted.

(b) That the further recommendations made in the Children Social Care and Housing Complaints, Compliments and Comments Annual Reports and as detailed in the submitted report, be endorsed.

(d) That the proposed amendments to the Council's Unreasonable and Unreasonably Persistent Complainants Procedure, as detailed at Appendix 7 of the submitted report, be approved.

**REASONS** - (a) To make Cabinet aware of the number and nature of the complaints received by the Council and the organisational learning that has taken place as a result.

(b) To enable the Council to further improve its services as a result of the complaints received and continue to improve satisfaction with complaints handling.

**C22. REGULATION OF INVESTIGATORY POWERS** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) informing and updating Members about issues relevant to the use of the Regulation of Investigatory Powers Act 2000 and developments that have taken place since the last report to Cabinet in January 2017 (Minute C106/Jan/17 refers).

**RESOLVED** - (a) That the developments that have taken place since January 2017, as detailed in the submitted report, be noted.

(b) That further reports on the use of the Regulation of Investigatory Powers and associated issues, be submitted to future meetings of Cabinet.

**REASONS** - (a) In order to ensure that the Council complies with the legal obligations under RIPA and national guidance.

(b) To help in giving transparency about the use of RIPA in this Council.

**C23. WRITE-OFF OF FORMER HOUSING TENANT ARREARS, HOUSING BENEFIT OVERPAYMENTS, NON-DOMESTIC RATES AND COUNCIL TAX** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) providing an update on the current position on former Housing tenant rent arrears, Housing Benefit overpayments, Non-Domestic Rates and Council Tax, and seeking approval to write-off debts of £1,204,318.

The submitted report stated that the write off of former Housing tenant arrears represented 0.60 per cent of the annual rent debit; the Housing Benefit overpayments represented 0.29 per cent of the total Housing Benefit Expenditure; and Non-Domestic Rates and Council Tax debts represented 1.09 per cent of the total debit raised. It was reported that the financial consequences of the writing off the debts was included within the Council's Medium Term Financial Plan and that further steps for recovery would be taken, wherever possible, should contact be made.

**RESOLVED** - That a total amount of £151,898 of former Housing tenant arrears, £105,641 of Housing Benefit overpayments and £946,779 of Non-Domestic Rates and Council Tax be written-off subject to steps for recovery being taken, wherever possible, if and when contact is made.

**REASON** - As regular arrangements for writing off debts are in accordance with best practice for good financial management.

**C24. XENTRALL SHARED SERVICES ANNUAL REPORT 2016/17** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) requesting that consideration be given to the Xentrall Annual Report.

The submitted report stated that Xentrall Shared Services was now in its tenth year of the original ten year agreement; the agreement covered ICT (strategy and operations), Transactional HR, Transactional Finance and Design and Print; the partnership was on target to deliver £13.6M of savings over the ten year period; and that in recognition of the success, the original ten year period had been amended into an on-going rolling programme.

**RESOLVED** - That the Xentrall Annual Report, be noted.

**REASON** - To allow Members to receive information about the progress of the partnership.

**C25. TREASURY MANAGEMENT ANNUAL REPORT AND OUTTURN PRUDENTIAL INDICATORS 2016/17** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) providing Members with important information regarding the regulation and management of the Council's borrowing, investments and cash-flow and seeking approval of the Prudential Indicator results for 2016/17, in accordance with the Prudential Code.

It was reported that the financial year 2016/17 presented similar circumstances to 2015/16 with regard to treasury management and the main implications of this for the Council were included in the submitted report.

The submitted report summarised the Capital expenditure and financing for 2016/17; the Council's underlying borrowing need; the Treasury position as at 31 March, 2017; prudential indicators and compliance issues; the economic background for 2016/17; treasury management activity during 2016/17; and performance and risk benchmarking.

It was also reported that the Council's treasury management activity during 2016/17 had been carried out in accordance with Council policy and legal limits; financing costs had been reduced during the year and a saving of £0.374 million had been achieved from the original Medium-Term Financial Plan due to overprovision in previous years in line with the Council report of 25th February 2016; and that the report had been considered by the Council's Audit Committee at its meeting held on 5 July 2017.

**RESOLVED** - (a) That the outturn 2016/17 Prudential Indicators within the report and those as detailed in Appendix 1 of the submitted report, be noted.

(b) That the Treasury Management Annual Report for 2016/17, as detailed in the submitted report, be noted.

(c) That the submitted report be forwarded to Council, in order for the 2016/17 Prudential Indicators to be noted.

**REASONS** - (a) In order to comply with the Prudential Code for Capital Finance in Local Authorities.

(b) To inform members of the Performance of the Treasury Management function.

(c) To comply with the requirements of the Local Government Act 2003.

**C26. PROJECT POSITION STATEMENT AND CAPITAL PROGRAMME MONITORING OUTTURN 2016/17** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources and the Director of Economic Growth (previously circulated) providing Members with information on delivery of the Council's Capital Programme; the financial outturn position as at 31 March 2017; the proposed financing of the 2016/17 Capital expenditure; providing an update on the current status of all construction projects currently being undertaken by the Council; and seeking approval for a number of changes to the programme.

The submitted report stated that significant enhancements had been made to the Council's assets in three major areas, namely schools, housing and transport, using mostly external funding; capital expenditure in 2016/17 totalled £34.096M; the Council had a substantial annual construction programme of work, with 29 live projects currently being undertaken with an overall project outturn value of £87.372M; the majority of the projects were running to time, cost and quality expectations; and that the projects were either managed by the Council's in house management team, a Framework Partner or by Consultants sourced via an open/OJEU tender process.

Particular reference was made at the meeting to the availability of the final accounts for the relocation of the depot and the Director of Neighbourhood Services and Resources responded thereon.

**RESOLVED** - (a) That the delivery and financial outturn of the 2016/17 Capital Programme, as detailed in the submitted report, be noted.

(b) That the status position on construction projects, as detailed in the appendix to the submitted report, be noted.

(c) That the adjustments to resources, as detailed in paragraph 22 of the submitted report, be approved.

**REASONS** - (a) To enable Members to note the progress of the 2016/17 Capital Programme and to allow the capital spend to be fully financed.

(b) To inform Cabinet of the current status of construction projects.

(c) To maintain effective management of resources.

**C27. PROJECT POSITION STATEMENT AND CAPITAL PROGRAMME MONITORING - QUARTER ONE 2017/18** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources and the Director of Economic Growth (previously circulated) providing Members with a summary of the latest Capital resource and commitment position, to inform monitoring of the affordability and funding of the Council's capital programme; an update on the current status of all construction projects currently being undertaken by the Council; and seeking approval for a number of changes to the programme.



The submitted report stated that the projected outturn of the current Capital Programme was £140.007M against an approved programme of £139.987M; the investment was delivering a wide range of improvements to the Council's assets and to Council services; the programme, including commitments remained affordable within the MTFP; the Council had a substantial annual construction programme of work, with 30 live projects currently being undertaken with an overall project outturn value of £87.672M; the majority of the projects were running to time, cost and quality expectations; and that the projects were either managed by the Council's in house management team, a Framework Partner or by Consultants sourced via an open/OJEU tender process.

**RESOLVED** - (a) That the status position on construction projects, as detailed in the appendix to the submitted report, be noted.

(b) That the projected capital expenditure and resources, as detailed in the submitted report, be noted.

(c) That the adjustments to resources, as detailed in paragraph 19 of the submitted report, be approved.

**REASONS** - (a) To inform Cabinet of the current status of construction projects.

(b) To make Cabinet aware of the latest financial position of the Council.

(c) To maintain effective management of resources.

**C28. REVENUE OUTTURN 2016/17** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) presenting the revenue outturn 2016/17 (subject to Audit), to allow Members to consider the results in light of the Council's Medium Term Financial Plan (MTFP) and also to consider the Collection Fund and Housing Revenue Account outturn.

The submitted report stated that the draft year end position showed an improvement of £0.639M from the opening balance projections, mainly due to the improved position in Adult Social Care; a budget rebasing exercise had been undertaken where the outturn figures had been compared against the 2017/18 MTFP; and that the increase in balances would assist the Council in managing the risks inherent in the MTFP in relation to the delivery of savings and mitigate potential pressures.

**RESOLVED** - (a) That the revenue outturn for 2016/17, as detailed in the submitted report, be noted.

(b) That the additional carry forward requests of £0.610M, as detailed in paragraphs 15 to 19 of the submitted report, be approved and carried forward into 2017/18.

(c) That the Earmarked Reserves, as detailed in paragraphs 26 to 30 of the submitted report, be approved.

**REASON** - In order to maintain appropriate management arrangements for the Council's finances and make effective use of the Council's resources.

**C29. REVENUE BUDGET MONITORING 2017/18 – QUARTER 1** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Neighbourhood Services and Resources (previously circulated) providing an early forecast of the 2017/18 revenue budget outturn as part of the Council's continuous financial management process and informing Members of the budget rebasing exercise carried out following the 2016/17 outturn results.

The submitted report stated this was the first revenue budget management report for 2017/18; the latest projections, following the rebasing exercise, showed an overall improvement of £0.281M; the overall improvement was due mainly to carry forward from 2016/17 and the rebasing exercise; and that there was a forecasted over spend of £0.699M within Children's Services.

**RESOLVED** - (a) That the forecast revenue outturn for 2017/18, as detailed in the submitted report, be noted.

(b) That further regular reports be made to monitor progress and take prompt action if necessary.

**REASONS** - (a) To continue effective management of resources.

(b) To continue to deliver services to agreed levels.

**C30. MEMBERSHIP CHANGES** – There were no membership changes reported at the meeting.

**C31. EXCLUSION OF THE PUBLIC - RESOLVED** - That, pursuant to Sections 100A(4) and (5) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the ensuing items on the grounds that they involve the likely disclosure of exempt information as defined in exclusion paragraph 3 of Part I of Schedule 12A to the Act.

**C32. COUNCIL LAND AT WHINFIELD/SKERNINGHAM AND GREATER FAVERDALE – MASTERPLAN FRAMEWORKS (EXCLUSION PARAGRAPH NO 3) -**

The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Economic Growth and the Director of Neighbourhood Services and Resources (previously circulated) advising that work was being undertaken in collaboration with other landowners at Whinfield and Faverdale, in connection with the preparation of a Skerningham Masterplan Framework and a Greater Faverdale Masterplan Framework; that the Masterplan Frameworks are being undertaken to support the Local Plan process; requesting that consideration be given to entering into Equalisation Agreements with the respective landowners for each Masterplan area so that the land can be brought forward and developed comprehensively; and declaring the Council's land, shown hatched on the plans at Appendix 1 and Appendix 2 of the submitted report, surplus to requirements, so that it can be included in the Equalisation agreements and sold for development if considered appropriate.

**RESOLVED** – (a) That the inclusion of Council land in the Skerningham and Greater Faverdale Masterplan Frameworks, as shown on the plans appended to the submitted report, be agreed.

(b) That approval be given to enter into Equalisation Agreements, in respect of both Masterplan sites at the appropriate time, if it is considered to be in the Council's best interest.

(c) That delegated authority be given to the Director of Neighbourhood Services and Resources and Director of Economic Growth, in consultation with respective portfolio holders, to negotiate and agree terms in line with those as set out in Appendix 3 to the submitted report.

(d) That the Assistant Director Law and Governance be authorised to complete the necessary legal agreements as appropriate.

**REASONS –** (a) To promote new development and Economic Growth.

(b) To note the options for the Council.

(c) To enable a decision to be made now on the Council's position, so there is certainty on the direction of travel.

(d) To enable the Council to have timely and efficient negotiations required for the delivery of the Masterplan Frameworks.

**C33. BAYDALE FARM – SURRENDER OF TENANCY (EXCLUSION PARAGRAPH NO 3)** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Economic Growth (previously circulated) informing Members that the agricultural tenancy of Baydale Farm, is being surrendered together with some ancillary parcels of Council owned land, as shown on the plan appended to the submitted report, with effect from April 2018, and requesting that consideration be given to re-letting the farm and the ancillary parcels of land and to paying compensation to the tenants in line with the obligations under the terms of their tenancy and the Agricultural Holdings Acts.

**RESOLVED** - (a) That the termination of the tenancy at Baydale Farm and ancillary parcels of land, as shown on the plan appended to the submitted report, be acknowledged, and that they be re-let.

(b) That the Director of Economic Growth be authorised to negotiate the termination of the tenancy, pay compensation as indicated in the submitted report, and to re-let the farm and ancillary parcels of land in due course.

**REASONS** - (a) To recognise the termination of the tenancy.

(b) To seek to agree terms and to re-let the farm and ancillary parcels of land at the earliest opportunity.

**C34. DISPOSAL OF LAND AT HAUGHTON ROAD/BARTON STREET (EXCLUSION PARAGRAPH NO 3)** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Economic Growth (previously circulated) requesting that consideration be given to the terms for the sale of approximately 1.6 acres of land to the north-west of the junction of Haughton Road and Barton Street, Darlington, as shown on plan appended to the submitted report.

**RESOLVED** - (a) That the sale of the freehold interest in approximately 1.6 acres of Council land, as shown on the plan appended to the submitted report, be authorised on the terms as detailed in the submitted report.

(b) That the Assistant Director Law and Governance be authorised to document the sale of the property accordingly.

**REASONS** - (a) To achieve a capital receipt for the Council.

(b) To avoid future maintenance liabilities for the land.

**C35. STAG HOUSE FARM – PROPOSED SURRENDER OF TENANCY (EXCLUSION PARAGRAPH NO 3)** - The Cabinet Member with the Efficiency and Resources Portfolio introduced the report of the Director of Economic Growth (previously circulated) seeking approval to accept a Surrender of the agricultural tenancy at Stag House Farm, as shown on the plan appended to the submitted report, and to pay the tenant compensation for agreeing to give the Council early possession of the land.

**RESOLVED** - (a) That the surrender of the Stag House Farm Tenancy, as shown on the plan appended to the submitted report, be agreed.

(b) That the Director of Economic Growth be authorised to negotiate and complete the Surrender and pay compensation in line with terms as outlined in the submitted report.

**REASONS** - (a) To achieve early possession of the land.

(b) To provide the Council with flexibility for making the land available for development without encountering the risk of delay and further costs.

**DECISIONS DATED –  
FRIDAY 14 JULY 2017**