



# EXECUTIVE BOARD DECISION

<b>REPORT OF:</b>	Executive Member for Growth and Development
<b>LEAD OFFICERS:</b>	Strategic Director of Growth & Development
<b>DATE:</b>	Thursday, 8 December 2022

<b>PORTFOLIO/S AFFECTED:</b>	Growth and Development
<b>WARD/S AFFECTED:</b>	Darwen East; West Pennine;
<b>KEY DECISION:</b>	Y

**SUBJECT: Disposal of Land - Holden Fold of Land at Holden Fold, Darwen for residential development**

## 1. EXECUTIVE SUMMARY

- 1.1 This report outlines the outcome of the informal tender exercise for land at Holden Fold, Darwen ("the Site") as illustrated on the plan attached at Annex A.
- 1.2. To note the Council's Local Plan allocated the Site, which includes the grounds of the former Darwen Moorland High School, for residential development in 2015.
- 1.3. To note the Council has worked closely with two local agents, Lea Hough & Co and P Wilson & Co who together represent the five private landowners, to prepare a masterplan for the Site, which was formally adopted as the Holden Fold Masterplan ("Masterplan") in November 2020.
- 1.4. This report seeks approval to dispose of the Council's land, which forms part of the Site, for residential development to the recommended bidder following an informal tender process administered by Lea Hough & Co on behalf of all landowners, which was concluded in October 2022.
- 1.5. This report outlines the process for the appropriation of the land and disposal of the 'open space' and requests delegated authority for the consideration of any objections and approval for the disposal of the open space to the Strategic Director for Growth & Development.
- 1.6. To note the Council is currently working on delivering an Investment Programme of around £100m as part of the Darwen Town Deal. The Holden Fold housing development proposal clearly complements the Council's ambitions to drive new growth opportunities in Darwen

## **2. RECOMMENDATIONS**

That the Executive Board:

- 2.1 Approves the sale of the Council owned land to Vistry Partnerships for the agreed purchase price and part deferred payment profile.
- 2.2 Notes Lea Hough & Co and P Wilson & Co, representing the five private landowners, are in agreement to appoint Vistry Partnerships, as preferred bidder
- 2.3 Notes the land conveyancing process will be coordinated by an external solicitor acting on behalf of all the landowners, including the Council.
- 2.4 Authorises the Deputy Director of Legal and Governance to complete the necessary legal formalities in the disposal process of the Council owned land.
- 2.5 Authorises the Growth Programme Director to finalise and complete the terms of the disposal, including the appointment of an external conveyancing solicitor.
- 2.6 Authorise the Strategic Director of Growth & Development to appropriate the school land and playing fields at Holden Fold shown edged red on the attached plan, Annex B, from the Resources and Growth & Development portfolios for education to the Growth & Development department for planning purposes pursuant to section 122 Local Government Act 1972.
- 2.7 Notes the former Darwen Moorland playing fields have not been in use since September 2012 and the Deputy Director of Legal and Governance has confirmed the disposal process is in compliance of the School Standards and Framework Act 1998.
- 2.8 Notes the land is generally open space in character then such appropriation must also comply with section 122(2A) of the Local Government Act 1972, and hence authorise the Deputy Director of Legal and Governance to advertise the proposal to appropriate accordingly.
- 2.9 Authorise the Deputy Director of Legal and Governance to advertise the proposal to dispose of 'open space' in accordance with the statutory process under Section 123(2A) of the Local Government Act 1972.
- 2.10 Notes that in authorising the commencement of the appropriation process of the Holden Fold site, the Council has considered the provisions of the Equalities Act 2010 and the Human Rights Act 1998 as set out in this report.
- 2.11 Delegates authority to the Strategic Director of Growth & Development in consultation with the Executive Member for Growth & Development to consider any objections to either the appropriation proposal and/or 'open space' disposal and, if no objections are received then for the appropriation or 'open space' disposal to be deemed approved.
- 2.12 Notes the Council's powers under section 203 – 206 of the Housing and Planning Act 2016 to override any third party rights and easements on the land once planning permission for the planning purpose has been obtained. Where necessary to enable the planning purpose to be achieved, authorise the Strategic Director of Growth & Development to override any said third party rights or easements.
- 2.13 If the appropriation for planning purposes is approved and any third party rights and easements have been overridden, authorise the Strategic Director of Growth & Development

for the negotiation and payment of any compensation claims arising from overridden easements/other rights, under section 204 of the Housing and Planning Act 2016.

- 2.14 Authorises the Growth Programme Director to finalise the terms of any settlement payment with Homes England which will be conditional on the Council receiving the payment for the land and will be deducted from the capital receipt.

### 3. BACKGROUND

- 3.1 The Council's Local Plan Part 2 (December 2015) identified and allocated the 18 Ha (45 acre) Site as suitable for residential development.
- 3.2 Council officers worked closely with the private landowner agents, Lea Hough & Co and P Wilson & Co, ("Agents") to appoint consultants to undertake feasibility studies and intrusive surveys for the site.
- 3.3 The Masterplan was prepared and adopted by the Council in November 2020.
- 3.4 The Masterplan outlined a high quality neighbourhood identifying spatial principles for land use, transport, design and green infrastructure. Development proposals to include the provision of high quality family homes (2, 3 and 4 bed dwellings) for market sale, affordable home ownership and affordable rent. All homes to be built to the National Domestic Space Standards offering more internal living space, front and rear gardens, off street parking and quality public realm.
- 3.5 An infrastructure delivery plan was also prepared to support the Masterplan which sets out the necessary infrastructure requirements for each phase of development to ensure the site is sustainable and contributes proportionally to wider infrastructure. This includes the provision of new access points for the proposed development and upgrades to existing local highways to support the development and existing community.
- 3.6 The Council and the Agents prepared tender documents and commenced the tender process in early 2022. Lea Hough & Co administered the tender process and worked closely with the Council throughout the process and subsequent evaluation stages.
- 3.5 The land ownership is in accordance with the below table:

Land Ownership	Land Area (Acres)	%
Private Landowners	24.27	53.86%
Council	20.79	46.14%
Totals	45.06	100.00%

### 4. KEY ISSUES & RISKS

#### Stage 1 Tender

- 4.1 The Council received eight tenders for the Site at Stage 1 as detailed in Table A below:

TABLE A – STAGE 1 TENDER			
Bidder Reference	No Units	Mix of Units	No. of Affordable Units
Bidder 1	443	2,3,4	20% - S/O, Rent No RP
Bidder 2	320	2,3,4	20% - S/O, Rent No RP
Bidder 3	420	2,3,4	20% No detail
Bidder 4	479	2,3,4	20% with partner THG

Bidder 5	425	2,3,4	20% - discounted OMV
Bidder 6	440	2,3,4	20% no detail
Bidder 7	430	2,3,4	20% S/O, rent, 30% discounted OMV
Bidder 8	375	2,3,4	20% include First Homes

## Stage 2 Tender

4.2 The Council invited the top five bids to respond to clarification questions raised by Council officers and the Agents and to update their bid accordingly. Table B below details the updated offers received following the Stage 2 process. All five bids were reviewed, by Council officers and land Agents, and included an assessment and comparison of layouts, affordable housing provision, abnormal allowances, and proposed commercial terms.

TABLE B – STAGE 2 TENDER			
Bidder Reference	No Units	Affordable Units	RP partner
Bidder 1	456	101	TBC
Bidder 2	477	98	THG
Bidder 3	425	85	TBC
Bidder 4	405	81	TBC
Bidder 5	395	88	TBC

4.3 Following Stage 2 assessment, Council officers and the Agents agreed to discount bidder 4 and bidder 5 from any further involvement in the tender process due to the low bid offers and unacceptable caveats with their proposed technical solutions.

4.4 Bidder 1 submitted the highest bid offer at Stage 2; however, Council officers and the Agents expressed concerns with their submission which included many caveats and technical assumptions. In addition a number of concerns were raised regarding their experience and delivery capability as a regional house builder.

4.5 Closer inspection of bidder 1's track record identified their previous experiences were predominately in the student accommodation and build-to-rent markets with limited experience of larger scale private housing developments. This was especially the case when in comparison with the alternative bidders who are all recognised house builders with extensive experiences. Bidder 1 also proposed a large number of the new homes would be built-to-rent rather than private sale. Added to the required provision of affordable homes this would have resulted in over half the development being rented housing which is not in line with the Council's aspiration presented in the Masterplan.

4.6 Careful consideration was given by Council officers and the Agents in assessing the bidder 1 tender however it was concluded that there was an unacceptably higher risk concerning their capability and corporate focus to recommend them as preferred bidder for the scheme.

4.7 The Stage 2 concluded in identifying two bidders of interest; bidder 2 and bidder 3 with a summary of each scheme presented below:

### 4.8 Bidder 2 –

- Quality scheme with enhanced green spaces, play area, green corridors for pedestrian and cycle, dedicated parking for Friends of Square Meadow ("FOSM") with all green spaces to be managed by a Management Company ("ManCo");
- 100% of homes will meet NDSS ("National Development Space Standards");

- Established national developer with proven track record of building quality housing;
- Well-known brands including Bovis Homes and Linden Homes;
- Together Housing Group (“THG”) confirmed as the Registered Partner for delivery of affordable homes;
- The offer is net of Section 106 payment of £2.0m for education, highways and FOSM;
- Offer excludes additional S106 payment for junction improvements to Moor Lane which will be deducted from purchase price; and
- Scheme mix includes homes for market sale, shared ownership, affordable rent and private rent.

#### 4.9 Bidder 3 –

- Quality scheme with enhanced green spaces, play area, green corridors for pedestrian and cycle, dedicated parking for FOSM with all green spaces to be managed by a ManCo;
- 100% of homes will meet NDSS;
- Established developer with good track record of building quality housing in Lancashire and the North West Region;
- No details of Registered Partner to deliver affordable homes for rent or shared ownership;
- The offer is net of Section 106 payment of £2.0m for education, highways and FOSM;
- Offer excludes additional S106 payment for junction improvements to Moor Lane which will be deducted from purchase price;
- Offer is subject to further Site Investigations with any additional scheme costs to be deducted from the purchase price;
- Agent concerns regarding potential additional costs due to abnormals; and
- Concerns regarding the mix including discounted market sales, private rented and affordable homes with no confirmed operator.

### Best and Final Offers

4.10 Both bidders were asked to present their Best and Final Offer (“BAFO”) bids and these are both detailed in Table C below:

Table C – BEST AND FINAL OFFERS			
Bidder	Number of Units	Affordable Homes	Registered Provider
Bidder A	477	36 Affordable rent 110 shared ownership & 24 First Homes	Together Housing Group
Bidder B	425	43 Aff rent, 21 First Homes & 21 Discounted sale	Not Confirmed

4.11 Bidder A – Vistry Partnerships (“Vistry”) presented a very strong bid with an attractive scheme and only minor caveats with the usual subject to planning and vacant possession and importantly no further price adjustments other than any additional Section 106 required by the Local Planning Authority.

4.12 Bidder B – presented a strong bid with a number of caveats, which may affect the purchase price if appointed. They require further intrusive surveys and propose to work closely with the Council and the Agents on an open book basis to share any additional costs incurred. In

addition, and similar to Vistry, the usual subject to planning, vacant possession and any additional Section 106 required by the Local Planning Authority.

## **Recommendation**

- 4.13 In summary, Vistry presented the highest bid offer and submitted a technically compliant scheme which includes a mix of tenure that best meets the Council's growth aspirations.

Vistry provided a thorough understanding of the site constraints, accurate interpretation of local market requirements, and a good level of design detail showing an attractive scheme layout. In addition, Vistry has significant experience of delivering high quality housing schemes and has a strong balance sheet expected of a national housing builder.

- 4.14 The Vistry Group is a leading house building company and is listed on the London Stock Exchange and is a constituent part of the FTSE 250 Index. Vistry Group was created in January 2020 following the merger between Bovis Homes, Linden Homes and Galliford Try Partnerships. Following a second merger with Countryside Properties in November 2022, the Vistry Group is now a top 4 house builder in the UK by volume of units delivered.
- 4.15 Analysis of recent land sale transactions of similar size and density in the borough highlights the offer from Vistry represents a significant bid and demonstrates the Council will have achieved best consideration by disposing of the Site for the offered amount.
- 4.16 For the reasons outlined above it is recommended the Council accepts the bid from Vistry Partnerships and appoints the company as preferred bidder.
- 4.17 Lea Hough & Co and P Wilson & Co have both confirmed the five private landowners are in agreement to appoint Vistry Partnerships as preferred bidder.

## **Highway Junction Improvements & Friends of Square Meadow Car Park**

- 4.18 Detailed designs for highways junction improvements at Knowle Lane / Moor Lane were presented to local residents on 13<sup>th</sup> September 2022 at a public consultation event. These improvements will enhance the local network, provide dedicated parking for residents and upgrade the highway with additional and widened pavements for local residents. These improvements will also support the proposed residential development and will be part funded through additional Section 106 contributions determined through the planning process. The highways improvement scheme will be submitted for planning approval early 2023 and if approved will be implemented during 2023/2024.
- 4.19 The housing development will require three permanent highway junctions to access the Site, one at Knowle Lane which will be delivered by the Council, a new roundabout on Roman Road and the upgrade of the junction on Holden Fold, both of which will be delivered by the developer under a highways section 278 agreement.
- 4.20 The final housing development scheme includes for the provision of twenty four car park spaces for the Friends of Square Meadow sports and recreation ground which will be completed within 12 months of commencing the development works from the Holden Fold proposed access.

## **Appropriation**

- 4.21 The Council can appropriate land for any proper purpose for which it is authorised to acquire land by agreement. The general appropriation process is set out in section 122(1) of the Local Government Act 1972 (1972 Act).
- 4.22 The Council's powers to appropriate land for planning purposes which is not already held for planning purposes is contained in section 122 of the 1972 Act. While "planning purposes" is not specifically defined it is referred to in s246 of the Town and Country Planning Act 1990. In essence it states that you can only appropriate for planning purposes land which could have been acquired compulsory by use of either s226 or s227 of the same Act (i.e. compulsory purchase powers for a planning purpose). Therefore for the avoidance of doubt in this case the Council thinks:
- the acquisition will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land (*section 226(1)(a)*); and
  - the proposed development and improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of the whole, or part of the Borough (*section 226 (1A)*).
- 4.23 The Council should only resolve to appropriate land for another purpose if it is satisfied that the land is not required for the purpose for which it is currently held. The land at Holden Fold, Darwen is identified for residential development in the Council's Local Plan Part 2. The Site is included in the Council's Growth Programme to provide new homes for families. The proposed appropriation will bring the Site forward to deliver these new homes in line with the site designation and the Council's Growth Programme. Any objection on the proposed appropriation will need to be formally considered by a subsequent formal decision by the Executive Member for Growth & Development.
- 4.24 The Council considers there is a possibility of some informal private rights of way and other informal easements having accrued over time over the Site due to the site being 'open' for a considerable period. Where land is appropriated for planning purposes and planning permission for the planning purpose has been achieved, the Council may rely upon the provisions of Section 203 of the Housing and Planning Act 2016. The Council has this statutory power to override easements or rights of way affecting land.

## **Disposal of Open Space**

- 4.25 The land at Holden Fold can be considered to have been reasonably open to the public for use and therefore considers that it is best to act cautiously and deem the Site suitable as one to which ought to be considered as 'open space'. A proposed disposal of open space must follow on from the process provided for under section 123(2A) of the Local Government Act 1972. This requires the Council to advertise the proposal twice over two consecutive weeks in a newspaper circulating in the area in which the land is situated, erect site notices, and consider any objections to the proposed disposal which may be made to them.

## **Disposal of Former School Buildings and Playing Fields**

- 4.26 The Council secured Secretary of State approval in 2014 to dispose of the land belonging to the former Darwen Moorland 'school buildings' (under the Academies Act 2010).

4.27 The Council considered applying for Secretary of State approval to dispose of the playing fields in 2017 (under Section 77 of the School Standards and Framework Act 1998), but did not proceed at that time. Since August 2012 to date, there has been no need or request by any organisation to use the fields for education purposes. In this case, with the former school playing fields having been disused for more than 10 years, any specific Secretary of State consent (under section 77 of the School Standards and Frameworks Act 1998) is now unnecessary.

### **Legacy Matters for Consideration**

4.28 The Council secured grant funding in 2005 from English Partnerships to support regeneration activity in Darwen for the Two Gates Estate and Darwen Academy project. The later project included the former Moorland High School site in the delivery plans. The grant funding was conditional on delivery of outputs from all three sites and included an overage against the future sale of the Moorland High School site.

4.29 Homes England is now the Government Agency responsible for these legacy contracts and Council officers have been engaging with Homes England to discuss any potential clawback liabilities for the Council. Council officers are in discussions with Homes England and is hopeful an amicable settlement can be reached.

## **5. POLICY IMPLICATIONS**

5.1 The proposed residential development at Holden Fold will support the delivery of new homes in accordance with the Council's Local Plan, the Council's 2030 Vision and the Council's Corporate Plan.

5.2 Disposal of the Council's land at Holden Fold is in accordance with the Council's Disposal Policy.

## **6. FINANCIAL IMPLICATIONS**

6.1 The final bid offer for the Site is outlined in the part 2 report of which the Council will receive a share in accordance with the land split identified in section 3.5.

6.2 The Council's land at Holden Fold is not elected for VAT.

6.3 The Purchase Price is subject to any additional section 106 funding required by the Local Planning Authority.

6.4 Payment will be received in three instalments; 5% on exchange of contracts, 45% on legal completion and 50% on the 12 month anniversary of legal completion.

6.5 The Purchaser will be responsible for their own legal costs and shall pay the Vendor's legal costs.

6.6 Council officers are in negotiations with Homes England to agree any overage clawback liability for the Council. Any settlement payment will be repaid to Homes England on legal completion.

6.7 All new homes will contribute to the Council's Medium Term Financial Plan by way of increased Council Tax income and New Homes Bonus, if still available.



## **7. LEGAL IMPLICATIONS**

The disposal of the Council's land is in line with the Council's Disposal Policy.

- 7.2 The Council has achieved best consideration by choosing to dispose of the land, in conjunction with adjacent private landowners, through an Informal Tender process which has been administered by Lea Hough & Co with full Council officer involvement.
- 7.3 Council and the Agents have agreed to appoint WHN Solicitors Ltd for the legal conveyancing to represent the Council and all the private landowners.
- 7.4 The Council will look to safeguard its interests in ensuring that the land is developed in line with its future revenue benefit projections by agreeing a build programme with the developer.
- 7.5 The National Planning Policy Framework ("NPPF") has replaced the National Planning Policy on Housing (PPS3). However, requirements still remain with the Council to demonstrate the provision of an adequate mix of housing developments and setting of targets for affordable housing. As any future proposed disposal is likely to be for the freehold of the land or a very long lease, then various aspects of S123 of the Local Government Act 1972 ("the Act") shall apply.
- 7.6 Firstly, the Council should be seeking to achieve best consideration reasonably obtainable for the site, unless the Council can apply the exemptions permitted by Government Circular. Although the Council has a general power of competence pursuant to section 1 of the Localism Act 2011 to do anything that individuals can legally do, the Local Government Act 1972 and General Disposal Consent (England) 2003 to seek Best Consideration still applies and so this must be minded when the Council makes any decision to sell via any process, including an informal tender process.
- 7.7 Secondly, to the extent that the land to be disposed of is considered to be "open space" then s123 (2A) of the Act shall apply. This requires the Council to advertise the proposal twice over two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed disposal which may be made to them. It is noted that for a number of years the Council has put up signage which has allowed the land to be used under licence for casual pastimes as indicated by signs posted at various access points to the land. Any rights of access under this licence will be withdrawn and will overall assist the Council to illustrate that a potential village green application is inappropriate.
- 7.8 "open space" is defined in section 336(1) of the Town and Country Planning Act 1990 as: "means any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground" (emphasis added) And it is the conclusion in the body of the report that much of the site is reasonably likely to fall into that category to the extent that it would be prudent for the Council to treat it as such. While there is case law on such matters, it may be sufficient to only look at the plain English language meaning of the phrase in this case.
- 7.9 Section 122(1) of the 1972 Act states: "Subject to the following provisions of this section, a principal Council may appropriate for any purpose for which the Council are authorised by this or any other enactment to acquire land by agreement any land which belongs to the Council and is no longer required for the purpose for which it is held immediately before the appropriation; but the appropriation of land by a Council by virtue of this sub-section shall be subject to the rights of other persons in, over or in respect of the land concerned."

7.10 This appropriation process is a helpful avenue for the Council where agreement cannot be reached or the beneficiaries of any (possible) rights are unknown. Section 203 authorises the overriding of any private rights affecting the use of land which is held for planning purposes where development is carried out in accordance with planning permission. The power extends not only to development by the local planning authority itself but also to any person authorised by that authority. The ability to interfere with these (possible) rights is important in the context of enabling any development to proceed. The power to override such rights does not prevent such rights being compensated.

7.11 Section 122(2) of the 1972 Act requires the Council, prior to any appropriation of land comprising open space, to advertise the proposal twice over two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed appropriation which may be made to them.

7.12 Paragraphs 4.26 and 4.27 above provide the appropriate comments in relation to the Council's land comprising former school land and playing fields – all disused for more than 10 years.

## **8. RESOURCE IMPLICATIONS**

The Growth & Development teams, including highways, planning, housing and property will be required to support the land disposal agreements. Legal resources will be minimal with the majority of the conveyance being undertaken by an external provider, paid for by the Purchaser.

## **9. EQUALITY AND HEALTH IMPLICATIONS**

9.1 Provisions of the HRA which are relevant in relation to the proposed appropriation are:

- (1) The European Convention on Human Rights (the Convention) is an international treaty signed under the auspices of the Council of Europe.
- (2) The HRA still does not incorporate the Convention into UK law but what it does is to enable individuals to invoke Convention rights for certain purposes and for certain effects.
- (3) The main article of the Convention, which is of importance in circumstances where the Council is considering appropriating land is Article 1 of Protocol 1 – the protection of property.
- (4) In appropriating land an authority must show that the appropriation is justified in the public interest.

9.2 Article 1 of Protocol 1 provides that:

- (1) Every natural or legal person is entitled to the peaceful enjoyment of his possessions.
- (2) No one shall be deprived of those possessions except in the public interest and subject to the conditions provided for by law.

(3) However, the above rules shall not prevent a State enforcing such laws, as it deems necessary to control the use of property in accordance with the general interest.

(4) The Council must decide in relation to Article 1 whether a fair balance has been struck between the demands of the general interest of the community and the requirements of the protection of the individual's fundamental rights. The right to compensation is a relevant factor in considering the balance.

(5) With regard to Article 1 of Protocol 1, it is considered that the interference with the individual's property is justified by the advantages accruing to the public by proceeding with the works particularly taking into account the fact that there is a legal right to compensation for the interference with rights arising from the appropriation.

9.3 In addition to the HRA, the Council is required to comply with the Equalities Act 2010. Section 149 of the Equalities Act 2010 requires the Council to have due regard to the need to:

(1) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(2) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

9.4 The Council has carried out an equality impact analysis checklist. This first of all assessed from a relevance perspective whether a full impact assessment was needed. This assessment concluded that the proposed appropriation would not negatively impact on any particular group in a disproportionate way. As such no full assessment was required. The Council considers that it has complied with its duty under the Equalities Act 2010.

**Please select one of the options below.**

Option 1 ☒ Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2 ☐ In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision.

Option 3 ☐ In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision.

## 10. CONSULTATIONS

The Council has completed a Housing and Economic Needs Assessment for the Borough as part of the Council's emerging Local Plan which recommends the Holden Fold site for residential allocation. As part of the Local Plan engagement plan the Council carried out extensive borough wide consultations in 2021 with residents, businesses and key stakeholder groups. The Council has also completed local resident consultations for the new highway proposals at Knowle Land/Moor Lane in 2022. Further site specific consultations will be undertaken with local residents and statutory

consultees during the planning process which is expected to commence in summer 2023.

#### **11. STATEMENT OF COMPLIANCE**

The recommendations are made further to advice from the Monitoring Officer and the Section 151 officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

#### **12. DECLARATION OF INTEREST**

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded in the Summary of Decisions published on the day following the meeting.

<b>VERSION:</b>	<b>1</b>
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<b>CONTACT OFFICER:</b>	<b>Simon Jones</b>
<b>DATE:</b>	November 2022
<b>BACKGROUND PAPER:</b>	