

## Decisions taken by the Property / Regeneration Briefing on Monday, 22 February 2021

Agenda Item No	Topic	Decision
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### Part A – Items considered in public

<p><b>A4</b></p>	<p>Greater Manchester Mayor's Walking and Cycling Challenge Fund - City Centre Salford Projects Section 106 Match Funding</p>	<p style="text-align: center;"><b>SALFORD CITY COUNCIL - RECORD OF DECISION</b></p> <p>I Paul Dennett, City Mayor, in exercise of the powers contained within the City Council Constitution do hereby approve:</p> <ol style="list-style-type: none"> <li>1. The proposed expenditure of £1,991,550.34 of Section 106 contributions received towards the MCF funded 'Active Centres, Corridors &amp; Neighbourhoods Project' in City Centre Salford.; and</li> <li>2. The intention to allocate future specific Section 106 contributions not yet received totalling £2,146,154.90 (index linked) as Council match funding towards the MCF funded 'Active Centres, Corridors &amp; Neighbourhoods Project' in City Centre Salford.</li> </ol> <p><b>The Reasons are:</b></p> <ol style="list-style-type: none"> <li>1. Business cases are currently being developed for submission to TfGM.</li> <li>2. A successful business case is fundamental to securing project delivery funding for the MCF 'Active Centres, Corridors &amp; Neighbourhoods Projects' in City Centre Salford.</li> <li>3. The Council needs to be clear on its ability to provide match funding as part of this business case process.</li> <li>4. S106 contributions make up a significant proportion of this match funding.</li> </ol>
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Agenda Item No	Topic	Decision
		<p><b>Options considered and rejected were:</b></p> <ol style="list-style-type: none"> <li>1. Meet the match funding obligation from elsewhere in Council resources. However, this would place additional pressure on the Capital Programme.</li> <li>2. Do not deliver the programme of proposed walking and cycling schemes in City Centre Salford.</li> </ol> <p><b>Assessment of Risk: Medium</b></p> <ol style="list-style-type: none"> <li>1. Subject to the submission/approval of business cases, City Centre Salford MCF scheme delivery funding will be awarded on the basis that the Council is able to make a match funding contribution of £5,555,668. A significant proportion of this, £4,118,342.30 has been identified to come from appropriate S106 contributions. Should this contribution from S106 allocations not be agreed within the Council, this would leave a shortfall which would need to be met from elsewhere in Council budgets. The other alternative for the Council would be to not proceed with delivering the City Centre Salford MCF schemes.</li> <li>2. A proportion of S106 contributions (£2,146,154.90) is still to be paid by developers in accordance with the timescales established in the specific agreements. Timing of these payments should align with programming of MCF scheme delivery. Delays in the programmed delivery of developments could potentially lead to delays in receipt of S106 payments. In turn, this could leave a shortfall in the Council's match funding resource, which would need to be met from elsewhere in Council resources until the S106 payments are received. As mentioned in this report, a low risk strategy to match funding was adopted at the time of submitting the MCF funding bids.</li> </ol>

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		<p>3. Since submission of the MCF funding bids, one development is currently on hold at Outwood Wharf Phase 2. Lengthy delays in this development progressing could lead to a potential shortfall in match funding of £288,000, which would need to be met from elsewhere in Council resources.</p> <p><b>The source of funding is:</b></p> <p>Section 106 Contributions received to be allocated from the development(s) at:</p> <ul style="list-style-type: none"> <li>▪ £492,878.92 from Wilburn Street Basin (Section 106 Ref: 293 - 14/64851/FUL)</li> <li>▪ £498,000.00 from Dandara Chapel Street (Section 106 Ref: 312 - 14/65224/FUL)</li> <li>▪ £274,421.81 from Trinity Riverside (Section 106 Ref: 323 - 16/67780/FULEIA)</li> <li>▪ £726,249.61 from Gore Street (Section 106 Ref: 353 - 15/66415/FUL)</li> </ul> <p>Future Section 106 Contributions to be allocated from the development(s) at:</p> <ul style="list-style-type: none"> <li>▪ £414,279.75 from Riverview (Section 106 Ref: 328 - 16/67779/FULEIA)</li> <li>▪ £463,922.75 from Middlewood Locks (Section 106 Ref: 288/306 - 13/64081/OUTEIA)</li> <li>▪ £88,887.10 from Carpino Place (Section 106 Ref: 349 - 16/68118/FUL)</li> <li>▪ £717,623.30 from Embankment West (Section 106 Ref: 357)</li> <li>▪ £173,442.00 from Outwood Wharf Phase 1 (Section 106 Ref: 316A - 15/66823/OUT)</li> <li>▪ £288,000.00 from Outwood Wharf Phase 2 (Section 106 Ref: 372 - 18/71512/FUL)</li> </ul> <p><i>All figures quoted above are plus index linking.</i></p> <p><b>Legal Advice obtained: Robert Irvine</b>            Section 106 contributions can only be expended in accordance with the terms of the planning obligations outlined in the relevant agreement. If the Council cannot demonstrate that the contributions have been expended in accordance with the agreement, there is a risk that the contributions, or some of them, may</p>

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		<p>need to be repaid to the developers. This report explains why officers are of the view that the expenditure set out herein would be in line with the terms of the respective agreements.</p> <p><b>Financial Advice obtained: Natalie Birchall</b>                      The overall City Centre MCF programme is valued at £32.50m comprising: £26.94m MCF, and £5.56m of local match funding by SCC.</p> <p>Mayors challenge funds must be spent by the end of March 2022.</p> <p>Programme entry development funding for the schemes outlined in this report was approved in July 2018 &amp; June 2019. Council development costs for progressing designs and business cases for these schemes are to be met from MCF funding. The Council is in the process of reclaiming these costs from the GMCA through the agreed quarterly claims mechanism.</p> <p>The reports sets out a proposal to allocate S106 contributions totalling £4.137m (plus index linking) towards MCF funded schemes in City Centre Salford.</p> <p>As at December 2020, the following S106 Contributions received to be allocated from the development(s) at:</p> <ul style="list-style-type: none"> <li>▪ £492,878.92 from Wilburn Street Basin (Section 106 Ref: 293 - 14/64851/FUL)</li> <li>▪ £498,000.00 from Dandara Chapel Street (Section 106 Ref: 312 - 14/65224/FUL)</li> <li>▪ £274,421.81 from Trinity Riverside (Section 106 Ref: 323 - 16/67780/FULEIA)</li> <li>▪ £726,249.61 from Gore Street (Section 106 Ref: 353 - 15/66415/FUL)</li> </ul> <p>A proportion of S106 contributions (£2,146,154.90) is still to be paid by developers in accordance with the timescales established in the specific agreements. Timing of these payments should align with programming of MCF scheme delivery. Delays in the programmed delivery of developments could potentially lead to delays in receipt of S106 payments. In turn, this could leave a shortfall in the Council's</p>

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		<p>match funding resource, which would need to be met from elsewhere in Place, capital programme.</p> <p>Individual scheme reports will be brought forward for approval at appropriate times setting out the full funding details on a scheme by scheme delivery.</p> <p><b>Procurement Advice obtained: N/A</b></p> <p><b>HR Advice obtained: N/A</b></p> <p><b>Climate Change Advice obtained: Mike Hemingway</b>                      Climate change implications are considered through the planning application process, and where relevant appropriate mitigation will be identified through planning conditions and/or planning obligations. The Section 106 contribution(s) can only be used towards specific mitigation in accordance with the respective Section 106 agreement. This project is aimed at promoting less reliance on the motor car and encouraging people to move through the area by cycling, walking and using public transport.</p> <p><b>The following documents have been used to assist the decision process:</b>                      Report of Strategic Director for Place 22nd February 2021: –  <i>CITY CENTRE SALFORD</i>  <i>‘Active Centres, Corridors &amp; Neighbourhoods Project’</i>  <i>GM MAYORS CHALLENGE FUND FOR WALKING &amp; CYCLING (MCF)</i>  <i>SECTION 106 MATCH FUNDING CONTRIBUTIONS</i></p> <p><b>Contact Officer:</b> Perry Twigg</p>

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<b>Agenda Item No</b>	<b>Topic</b>	<b>Decision</b>
		<p><b>Telephone number:</b> 07966 316309</p> <ul style="list-style-type: none"> <li>• This decision is not subject to consideration by another Lead Member.</li> <li>• The appropriate scrutiny to call-in the decision is the Growth &amp; Prosperity Scrutiny Panel.</li> </ul> <p>Signe: Paul Dennett City Mayor Dated: 22 February 2021</p> <hr/> <p>This decision was published on Monday, 22 February 2021 This decision will come in force at 4.00 p.m. on 1 March 2021 unless it is called-in in accordance with the Decision Making Process Rules.</p>
<b>A5</b>	Greater Manchester Mayor's Walking and Cycling Challenge Fund - Chapel Street East Scheme Phase 1	<p align="center"><b>SALFORD CITY COUNCIL - RECORD OF DECISION</b></p> <p>I Paul Dennett, City Mayor, in exercise of the powers contained within the City Council Constitution do hereby approve:</p>

**Salford City Council – Decisions taken by the Property / Regeneration Briefing on Monday, 22 February 2021**

Agenda Item No	Topic	Decision
		<ol style="list-style-type: none"> <li>1. Proposals for the Chapel Street East Phase 1 Mayor’s Challenge Fund scheme;</li> <li>2. The proposed allocation of Section 106 contributions totalling £305,720 and local third-party contributions totalling £190,000 as Council match funding towards the Chapel Street East Phase 1 scheme;</li> <li>3. That the scheme should be procured in accordance with the Council’s Contractual Standing Orders through an existing Framework using the proposed procurement route set out in this report;</li> <li>4. The delegation of authority to the Strategic Director Place, in consultation with the S151 officer, to submit the Full Business Case (FBC) to the Greater Manchester Combined Authority (GMCA) for review; and</li> <li>5. The delegation of authority to the Strategic Director Place, in consultation with the S151 officer, to draft and approve the Grant Funding Agreement (GFA) between Salford City Council, Transport for Greater Manchester (TfGM) and the GMCA.</li> </ol> <p><b>The Reasons are:</b></p> <ol style="list-style-type: none"> <li>1. A business case for the scheme is currently being developed for submission to Transport for Greater Manchester.</li> <li>2. A successful business case is fundamental to securing project delivery funding for the scheme.</li> <li>3. The scheme is proposed to commence with the procurement of a preferred supplier in April 2021.</li> </ol>

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		<p>4. The Council needs to be clear on its ability to provide match funding as part of this business case process.</p> <p>5. S106 contributions and a local contribution make up a significant proportion of this match funding.</p> <p><b>Options considered and rejected were:</b></p> <p>1. Procurement via the Manchester City Council Highways and Infrastructure Construction Works Framework (MCC HICWF Framework).</p> <p>2. Meet the match funding obligation from elsewhere in Council resources. However, this would place additional pressure on the Capital Programme.</p> <p>3. Do not deliver the Chapel Street East Phase 1 scheme.</p> <p><b>Assessment of Risk: Medium</b></p> <p>The following key project risks have been identified: -</p> <p>1. A tendered cost for the scheme is required when submitting a Full Business Case (FBC). Without an FBC approval grant funding will not be approved for construction of the scheme.</p> <p>2. Subject to the submission/approval of business cases, scheme delivery funding will be awarded on the basis that the Council is able to make a match funding contribution of £495,720. A significant</p>



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		<p>proportion of this (£305,720) has been identified to come from already received S106 contributions with a further £190,000 expected to come from local third-party match funding. Should the contribution from S106 allocations and local match not be agreed within the Council, this would leave a shortfall which would need to be met from elsewhere in Council budgets. The other alternatives for the council would be to not proceed with delivering the scheme.</p> <p>3. The local match funding of £190,000 has been agreed in principle with English Cities Fund with discussions underway to secure this funding. If the match funding is not agreed or reduces this could leave a shortfall in the Councils match funding resource, which would need to be met from elsewhere in Council resources.</p> <p>4. The Statutory Undertakers Budget Estimate (C3) Fees and Diversion costs are c. £1.5m. An additional allowance of £300k has been made following a quantitative risk assessment for general statutory undertaker issues and unforeseen statutory undertakers to reflect the site-specific conditions. The detailed costs, full scope and timescales of potential diversions are currently unknown. However, C4 detailed specifications and costs have been requested and are in the process of being returned.</p> <p><b>The source of funding is:</b></p> <p>A breakdown of the proposed funding sources is summarised in the following table followed by further detail on the proposed approach to securing the funding for the scheme.</p> <table border="1" data-bbox="689 1305 1928 1423"> <thead> <tr> <th data-bbox="689 1305 1447 1347">Funding Source</th> <th data-bbox="1447 1305 1928 1347">£</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 1347 1447 1385">MCF</td> <td data-bbox="1447 1347 1928 1385">4,302,664.66</td> </tr> <tr> <td data-bbox="689 1385 1447 1423">Local - Third Party (ECF (NBG) Phase 2)</td> <td data-bbox="1447 1385 1928 1423">190,000.00</td> </tr> </tbody> </table>	Funding Source	£	MCF	4,302,664.66	Local - Third Party (ECF (NBG) Phase 2)	190,000.00
Funding Source	£							
MCF	4,302,664.66							
Local - Third Party (ECF (NBG) Phase 2)	190,000.00							

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		<table border="1" data-bbox="689 411 1930 491"> <tr> <td data-bbox="689 411 1447 448">Local - S106 contributions</td> <td data-bbox="1447 411 1930 448">305,720.00</td> </tr> <tr> <td data-bbox="689 448 1447 491"><b>Total</b></td> <td data-bbox="1447 448 1930 491"><b>4,798,384.66</b></td> </tr> </table> <p data-bbox="689 592 1155 627"><b>Mayor’s Challenge Fund (MCF)</b></p> <p data-bbox="689 651 2074 746">The scheme will be seeking a proportion of the required funding from the MCF. In order to access this funding stream, a requirement is to submit a Full Business Case (FBC) to the Greater Manchester Combined Authority (GMCA) for review.</p> <p data-bbox="689 786 2074 850">A draft business case was submitted in December 2019. The FBC is currently in the process of being finalised in close collaboration with Transport for Greater Manchester (TfGM) and specialist suppliers.</p> <p data-bbox="689 890 2074 954">The FBC is expected to be submitted to GMCA in May 2021 once the Tender process has been completed and the highest scoring tender has been identified.</p> <p data-bbox="689 1026 1008 1061"><b>Local Match Funding</b></p> <p data-bbox="689 1085 2074 1149">Prior to making the MCF funding submission, discussions had taken place with the Councils S106 and Finance officers to agree a reasonable approach to match funding for the scheme.</p> <p data-bbox="689 1189 2074 1284">At programme entry, suitable match funding towards the project was identified from within the City Councils S106 receipts and through contributions agreed with third parties. A total of £495,720 of local match was identified at programme entry which included contributions relating to the following:</p> <ul data-bbox="734 1324 2074 1428" style="list-style-type: none"> <li>- Local S106 contributions for Trinity Riverside (Select Property): £55,720;</li> <li>- Local S106 contributions from the Chapel Wharf development: £250,000;</li> <li>- Local third-party contributions to be provided by English Cities Fund (ECf) associated with New</li> </ul>	Local - S106 contributions	305,720.00	<b>Total</b>	<b>4,798,384.66</b>
Local - S106 contributions	305,720.00					
<b>Total</b>	<b>4,798,384.66</b>					

**Salford City Council – Decisions taken by the Property / Regeneration Briefing on Monday, 22 February 2021**

Agenda Item No	Topic	Decision
		<p align="center">Bailey Gateway Phase 2: £190,000;</p> <p>Work is currently underway to secure S106 funds for the scheme that were identified at programme entry in consultation with Ward Councillors and Salford City Council officers. Further details of the current position regarding specific S106 contributions for city centre MCF schemes can also be found in the Property &amp; Regeneration public agenda item of 22<sup>nd</sup> February for the 'Active Centres, Corridors &amp; Neighbourhoods Project'.</p> <p><b>Third-party contributions - New Bailey Gateway Phase 2:</b></p> <p>The New Bailey commercial quarter is supporting the westward expansion of the city centre Central Business District over the River Irwell and into Salford. The first phase of development by English Cities Fund (ECf) is complete with further phases of development underway or planned. ECf recognise the importance of delivering the improvements to New Bailey Street area and have approved in principle match funding of £880k towards New Bailey gateway Improvements.</p> <p>An initial phase of funding was secured for a phase 1 scheme which has delivered public realm improvements on New Bailey Street. As part of discussions in support of the Tranche 1 bid, agreement in principal was also reached for a contribution from this match funding to go towards Chapel Street East Phase 1 (£190,000).</p> <p>Work is currently underway to secure this funding through discussions with ECf.</p> <p><b>Legal Advice obtained: Tony Hatton</b></p> <p>When commissioning contracts for the procurement of goods, services or the execution of works, the Council must comply with the Public Contracts Regulations 2015 (PCR) and its own Contractual Standing Orders (CSOs), failing which a contract may be subject to legal challenge from an aggrieved provider. CSO's stipulate that where a suitable framework exists, this must be used unless there is an auditable reason not to do so.</p>

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		<p>The proposed procurement of the works will be by way of a tender exercise in accordance with the process set out in the Bolton Council Highways Framework Contract 2019/2023 (Option B), which itself was procured in accordance with the PCR using an OJEU process, and will therefore ensure that the risk of challenge to the award of any contract is minimal and that any challenge, should it materialise, is extremely unlikely to be successful.</p> <p>The purpose of a framework agreement is to select through a procurement / evaluation process, a number of providers who can meet the service requirements of the Council, as and when those services are required. If they are required then the Council will undertake an exercise to call off the services from one or more of the providers who have been selected to be on the framework and this may be through any number of ways, in this instance by way of mini competition. A contract will then be formed between the Council and the chosen provider(s). The Council will need to have followed the procedure set out in the framework agreement for mini competition to ensure the procurement process is compliant.</p> <p>The report refers to funding for the works coming from s106 funds. The expenditure must be in accordance with the terms of the relevant planning obligations. Should the Council allocate S106 funding outside of the conditions within the agreements, or outside the timescales, or in breach of applicable Regulations, a developer may challenge that decision and claim back contributions.</p> <p>Legal shall be happy to advise on the grant funding agreement between the Council, TfGM and GMCA to ensure the Council's interests are protected. The terms of any grant funding agreement will need to be adhered to in the event that there are clawback provisions for failure to comply.</p> <p><b>Financial Advice obtained: Natalie Birchall</b> Confirmation the budget is available to go out to tender.</p> <p>The Chapel Street East Phase 1 scheme, as proposed in this report, has a current estimated cost of £4.8m of which the estimated cost of implementing the scheme is £4.4m. The scheme received MCF programme</p>

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		<p>entry approval in July 2018 and the proposals outlined in this report will facilitate full business case development and approval by GMCA, to secure the access to the Mayor’s Challenge Funding.</p> <p>At programme entry, suitable match funding towards the project was identified from within the City Councils S106 receipts and through contributions agreed with third parties associated with neighbouring development. A total of £495,720 of local match was confirmed and the following receipts have been received and approval is to be sought to ring fence for scheme delivery.</p> <ul style="list-style-type: none"> <li>- Local S106 contributions for Trinity Riverside (Select Property): £55,720;</li> <li>- Local S106 contributions from the Chapel Wharf development: £250,000;</li> </ul> <p>Work is currently underway to secure S106 funds for the scheme that were identified at programme entry in consultation with Ward Councillors and Salford City Council Officers. This has included a briefing to Lead Member for Planning and Sustainable Development on the 12<sup>th</sup> January, Property &amp; Regeneration briefing on 8<sup>th</sup> February 2021 &amp; will include presentation at the City Mayor Property &amp; Regeneration meeting for decision on the 22<sup>nd</sup> February 2021.</p> <p>In agreement with GMCA, as the scheme has received programme entry approval SCC is able to claim scheme development costs in advance of FBC approval which is expected in July 2021. In accordance with MCF rules, SCC will cash flow the project and reclaim from TFGM via quarterly claims. As part of the MCF process for Full Business Case, Salford City Council must enter into a legally binding Grant Funding Agreement (GFA). This forms a financial contract between Salford, TfGM and GMCA. The council will look to match fund the scheme from S106 contributions. Following FBC approval to be submitted to GMCA in May 2021, further approvals and a procurement board report will be required to award a contract to the successful contractor and include confirmations of secured match funding.</p> <p><b>Procurement Advice obtained: Heather Stanton</b></p>

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		<p>The Bolton Council Highways Framework Contract 2019/2023 has been procured compliantly in line with OJEU and Public Contract Regulations 2015. In accordance with Contractual Standing Orders the procurement team will support the technical team to undertake a complaint mini competition through this framework in line with the framework agreement.</p> <p><b>HR Advice obtained: N/A</b></p> <p><b>Climate Change Advice obtained: N/A</b></p> <p><b>The following documents have been used to assist the decision process:</b></p> <ul style="list-style-type: none"> <li>- Chapel Street East Phase 1 Progress Update and Public Consultation. Briefing report of Head of Highways and Infrastructure to Lead Member for Planning &amp; Sustainable Development (18<sup>th</sup> June 2019).</li> <li>- Lead Member for Planning and Sustainable Development briefing 12th January 2021. City Centre Salford ‘Chapel Street East Phase 1’ GM Mayor’s Challenge Fund For Walking &amp; Cycling (MCF).</li> <li>- Lead Member for Planning and Sustainable Development briefing 12<sup>th</sup> January 2021. City Centre Salford ‘Active Centres, Corridors &amp; Neighbourhoods Project’. GM Mayors’ Challenge Fund for Walking &amp; Cycling (MCF). Section 106 match funding contributions.</li> <li>- Appendix 2: City Centre Salford ‘Active Centres, Corridors &amp; Neighbourhoods Project’. Tranche 5 Funding Submission to the Greater Manchester Mayor’s Cycling &amp; Walking Challenge Fund. 5th April 2019.</li> </ul> <p><b>Contact Officer:</b> Simon Telford</p>

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<b>Agenda Item No</b>	<b>Topic</b>	<b>Decision</b>
		<p><b>Telephone number:</b> 07799677214</p> <ul style="list-style-type: none"> <li>• This decision is not subject to consideration by another Lead Member.</li> <li>• The appropriate scrutiny to call-in the decision is the Growth &amp; Prosperity Scrutiny Panel.</li> </ul> <p>Signe: Paul Dennett City Mayor Dated: 22 February 2021</p> <hr/> <p>This decision was published on Monday, 22 February 2021 This decision will come in force at 4.00 p.m. on 1 March 2021 unless it is called-in in accordance with the Decision Making Process Rules.</p>
<b>A10</b>	City of Salford Community Stadium - Land Disposals	<p align="center"><b>SALFORD CITY COUNCIL - RECORD OF DECISION</b></p> <p>I Paul Dennett, City Mayor, in exercise of the powers contained within the City Council Constitution do hereby:</p>

**Salford City Council – Decisions taken by the Property / Regeneration Briefing on Monday, 22 February 2021**

Agenda Item No	Topic	Decision
		<ol style="list-style-type: none"> <li>1. Give consent in the City Council's capacity as chargee, to The City of Salford Community Stadium Limited's freehold disposal of land forming plots 5A, 5B and 9 at the stadium site, with the receipt from the sale (net of costs and allowances for abnormals) paid to the Council.</li> <li>2. Give consent to the Council (1) releasing (in part) the restrictive covenant restricting the stadium land use and (2) removing the restriction on the title protecting that restrictive covenant for the above plots, to allow for the change of use to logistics thereby permitting the plot sales to complete.</li> <li>3. Give consent to the Council releasing the charge in part on the above plots after receipt of the proceeds of sale, and</li> <li>4. Authorise that the Shared Legal Service to conclude all documentation necessary to give effect to the consent in 1, the release of covenant and removal of the restriction on title in 2, and the release of charge in part in 3.</li> </ol> <p><b>The Reasons are:</b></p> <p>The City Council has the benefit of a charge over land owned by The City of Salford Community Stadium Limited (CoSCoS) which was put in place as security against a loan granted by the Council to CoSCoS in 2010. The loan is paid back from capital receipts generated from sales of development plots of the charged land.</p> <p>CoSCoS has now approached the Council with details of terms which have been agreed with a purchaser for 14.6 acres of land.</p> <p><b>Options considered and rejected were:</b></p>



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<b>Agenda Item No</b>	<b>Topic</b>	<b>Decision</b>
		<p>Not to proceed with the land disposals</p> <p><b>Assessment of Risk: Low</b></p> <p><b>The source of funding: n/a</b></p> <p><b>LEGAL ADVICE OBTAINED:</b> MICHELLE BRICE SHARED LEGAL SERVICE (PROPERTY)  <b>FINANCIAL ADVICE OBTAINED:</b> CHRIS HESKETH - HEAD OF FINANCIAL MANAGEMENT</p> <p><b>Procurement Advice obtained: N/A</b></p> <p><b>HR Advice obtained: N/A</b></p> <p><b>Climate Change Advice obtained: N/A</b></p> <p><b>The following documents have been used to assist the decision process:</b></p> <p>Public briefing report submitted to Property/Regeneration Briefing on 22 February 2021</p> <p><b>Contact Officer:</b> James Kington - Head of Strategic Asset Management</p> <p><b>Telephone number:</b> 07306332335</p> <ul style="list-style-type: none"> <li>• This decision is not subject to consideration by another Lead Member.</li> <li>• The appropriate scrutiny to call-in the decision is the Growth &amp; Prosperity Scrutiny Panel.</li> </ul>

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		<p>Signe: Paul Dennett                      City Mayor                      Dated: 22 February 2021</p> <hr/> <p>This decision was published on Monday, 22 February 2021                      This decision will come in force at 4.00 p.m. on 1 March 2021 unless it is called-in in accordance with the Decision Making Process Rules.</p>
A1		
A2		