

## **REGENERATION AND ASSET BOARD**

**Venue: Town Hall,  
Moorgate Street,  
Rotherham.**

**Date: Wednesday, 20th February, 2008**

**Time: 11.00 a.m.**

### **A G E N D A**

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972.
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Minutes of the previous meeting held on 16th January, 2008. (copy attached) (Pages 1 - 3)
4. Any Matters Arising from the Previous Minutes (not covered by the agenda items below).
5. Response to the Department for Communities and Local Government - Local Government Asset Management Strategy. (report attached) (Pages 4 - 17)  
Arnold Murray, Asset Manager, to report.
  - to report the response on the DCLG – Local Government Asset Management Strategy.
6. EXCLUSION OF THE PRESS AND PUBLIC  
The following items are likely to be considered in the absence of the press and public as being exempt under Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (information relates to the financial or business affairs).
7. Rotherham Move-on Accommodation Phase 2 - 2006-2008 Affordable Housing Programme. (report attached) (Pages 18 - 26)  
Paul Walsh, Programme Manager HMR, to report.
  - to report detail on the second phase of the Rotherham Move-on Accommodation Development Programme, to be delivered as part of the approved 2006-08 Affordable Housing Programme.
8. Disposal of Land at Wood Street and School Street, Dalton. (report attached) (Pages 27 - 39)  
Paul Walsh, Programme Manager HMR, to report.
  - provides details of a proposed affordable housing development to be provided by Yorkshire Housing Ltd at the Wood Street and School Street sites.

9. Commercial Property Update. (report attached) (Pages 40 - 45)  
Andy Russell, Principal Officer/Paul Walsh, Programme Manager (HMR) to report.
  - to provide an update on the current position regarding the disposal of properties in the Commercial Property Account.
10. Moorgate Crofts Phase III Restrictive Covenant. (report attached) (Pages 46 - 49)  
Tim Devine, Development Surveyor, to report.
  - to consider lifting of Restrictive Covenants.
11. Rotherham Waterways Strategy. (report attached) (Pages 50 - 59)  
Carolyn Barber, Ecologist, to report.
  - to report the consultants brief on Rotherham Waterways Strategy.
12. Disposal of 1.38 hectares (approximately) of commercial development land to the south of Manvers Way, Wath. (report attached) (Pages 60 - 63)  
Melvyn Clayton, Development Surveyor, to report.
  - to report a negotiated sale to South Yorkshire Fire Service for a new Fire and Rescue facility.
13. Disposal of 1.02 hectares of retail/commercial development land off Undergate Road, Dinnington. (report attached) (Pages 64 - 69)  
Melvyn Clayton, Development Surveyor, to report.
  - to report bids received and recommend disposal.

**For information:-**

14. Date, time and venue of next meeting:  
To confirm: Wednesday, 16<sup>th</sup> April, 2008 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

**REGENERATION AND ASSET BOARD**  
**Wednesday, 16th January, 2008**

Present:- Councillor Stone (in the Chair); Councillors Hussain, Smith, R. S. Russell, Sharman and Wyatt.

Apologies for absence were received from Councillors Ellis and Rushforth.

**77. MINUTES OF THE PREVIOUS MEETING HELD ON 19TH DECEMBER, 2007**

Consideration was given to the minutes of the previous meeting held on 19<sup>th</sup> December, 2007.

Resolved:- That the minutes of the previous meeting be approved as a correct record.

**78. ANY MATTERS ARISING FROM THE PREVIOUS MINUTES (NOT COVERED BY THE AGENDA ITEMS)**

There were no matters arising from the previous minutes.

**79. EXCLUSION OF THE PRESS AND PUBLIC**

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Scheduled 12A to the Local Government Act 1972 (as amended March 2006) (information relating to the financial or business affairs of any particular person (including the Council))

**80. CAPITAL RECEIPTS**

Consideration was given to a report, presented by the Strategic Property Manager, detailing changes to the forecast of capital receipts resulting in a revision of the Council's capital programme.

Members present discussed the following on-going asset sales:-

- Christchurch Road, West Melton
- Land at Swinton Comprehensive/Swinton House Club

Resolved:- (1) That the position on the current status of the capital receipts which support the capital programme is noted.

(2) That the Strategic Property Manager provide updates to the next meeting of the Board on the above mentioned asset sales.

(Councillor Wyatt declared a Personal Interest being a member of Swinton House Club)

**81. 36 GODSTONE ROAD**

Further to Minute No. 75 of the meeting of the Regeneration and Asset Board held on 19<sup>th</sup> December, 2007, consideration was given to a report, presented by the Strategic Property Manager, detailing four future options for the property known as 36 Godstone Road, Wellgate.

It was reported that the property had been declared surplus by Adult Services.

The Strategic Property Manager explained four Options for the future use of this property and these were set out in detail in the report submitted.

The Board considered and supported Option 4 as this option would give the best outcome for the Council in that:-

- the Council would receive full market value for 36 Godstone Road.
- it would enable Greencroft (currently occupied by the prospective buyer) to be vacated which will aid its future sale
- it would enable the valuable training facilities offered by a volunteer led support group to continue and expand.

However, the Board confirmed that if this option was pursued then the prospective buyer should be given a limited time, at the discretion of the Strategic Property Manager, to draw down funding to enable their purchase of this property.

Resolved:- (1) That, subject to the prospective buyer securing funding, Option 4, as now detailed in the report submitted, be approved.

(2) That, subject to (1) above, the Director of Asset Management negotiates the disposal.

(3) That the Assistant Chief Executive, Legal and Democratic Services, completes the necessary transfer documentation.

(4) That the Strategic Property Manager monitors the progress of this sale and provides regular updates to the Board.

**82. LAND AT SCROOBY LANE, PARKGATE**

Further to Minute No. 64 of the meeting of the Regeneration and Asset Board held on 21<sup>st</sup> November, 2007, consideration was given to a report, presented by the Strategic Property Manager, updating the Board on the current situation with regard to the above mentioned land.

Reference was made to an application for the use of this area of land by a

local Junior Football Club.

In the light of new information which had been presented to the Directorate, and following a meeting on 3<sup>rd</sup> December, 2007, with the Club Secretary, the Leader and various officers, consideration was given to three options for the future use of this land.

Details of each option were set out in the report and further information was provided by the Strategic Property Manager.

The Strategic Property Manager reported that the Club had now proposed an amended scheme for the development of the site on a phased basis and had agreed to amended Heads of Terms. However, it was pointed out that these proposals would need planning permission.

The Board considered that three conditions should to be attached to the terms of the lease, (details of which were set out in the report submitted), together with the inclusion of a 3 year break clause in the proposed lease.

Resolved:- (1) That a 25 year lease of land at Scrooby Lane be granted to a local junior football club, as detailed in the report now submitted.

(2) That the lease include the three conditions as set out in the report, together with a 3 year break clause.

(3) That the local Ward Members be kept informed of developments.

### **83. DATE, TIME AND VENUE OF NEXT MEETING**

Resolved:- That the next meeting of the Regeneration and Asset Board be held on WEDNESDAY, 20<sup>TH</sup> FEBRUARY, 2008 at 10.00 a.m. at the Town Hall, Moorgate Street, Rotherham.

**ROTHERHAM BOROUGH COUNCIL**

1.	<b>Meeting:</b>	<b>Regeneration and Asset Board</b>
2.	<b>Date:</b>	<b>20<sup>th</sup> February 2008</b>
3.	<b>Title:</b>	<b>Response to the CLG Local Government Asset Management Strategy All Wards</b>
4.	<b>Programme Area:</b>	<b>Environment and Development Services</b>

**5. Summary**

**This report provides the Asset Management Department's response to the CLG Local Government Asset Management Strategy. Generally the strategy is welcomed but there are significant omissions which have been outlined in the response.**

**6. Recommendations**

**To note the Asset Management Department's response to the CLG Local Government Asset Management Strategy.**

## **7. Proposals and Detail**

In December 2007 CLG issued an outline of a proposed Local Government Asset Management Strategy and requested Local Authorities to comment on it. Their aim is to publish the Strategy alongside the Final Local Government Finance Settlement in 2008.

The letter from CLG is attached at appendix 1.

The outline of the strategy is attached at appendix 2.

The Asset Management Department's response is attached at appendix 3.

The response is summarised below

- Generally the strategy is welcomed but there are significant omissions
- York Consulting's research and report for CLG is not fully utilised
- Difficulties resulting from mis-aligned public practices are not addressed
- Opportunities and responsibilities of central government, other public services, the third sector and the private sector are not referred to
- There is an over emphasis on liquidating property assets and too little on the outcomes policies are to achieve
- We suggest that
  - best practice could be fostered, developed and shared more by establishing a national best practice partnership including the beacons
  - as an outstanding Beacon for Asset management, a case study in the York work and major players in the IPF network we have much to offer at Rotherham and can include cases on a variety of issues
  - the emphasis should be on outcomes and enhanced effectiveness with the incorporation of appropriate processes and techniques
  - more readily available in depth practitioner guidance on funding sources and setting up public: public, public: private deals would be very useful

## **8. Finance**

Implementation of the Local Government Asset Management Strategy is likely to have significant financial and resource implications across the Council; these will have to be identified in more detail in the future.

## **9. Risks and Uncertainties**

The risks should be able to be addressed in a robust consistent manner providing the Council continues to develop, approve and adequately resource integrated comprehensive asset management strategies, plans and implementation programmes.

## **10. Policy and Performance Agenda Implications**

Implementation of the Local Government Asset Management Strategy will impact on all the Council's policies, strategies, priorities and inspections and the Council's total performance.

## **11. Background Papers and Consultation**

Outline Local Government Asset Management Strategy

**Contact Name :** *Arnold Murray, Asset Manager, Environment & Development Services. Ext. 2103*

[arnold.murray@rotherham.gov.uk](mailto:arnold.murray@rotherham.gov.uk)

**Appendix 1**

Department for Communities and Local Government  
Head of Capital Finance and Analysis Division  
5/H4  
Eland House  
Bressenden Place  
London  
SW1E 5DU  
Tel 020 7944 4200  
Fax 020 7944 4239  
06 December 2007

Dear Colleague,

**Outline Local Government Asset Management Strategy**

As part of the 2007 Comprehensive Spending Review, Communities and Local Government was asked to produce an asset management strategy for Local Government to emphasise the importance of good asset management at the local level. I have attached an outline of the strategy at Annex A. The aim is to publish a final strategy alongside the final local government finance settlement and **I would welcome comments by 8 January 2008.**

A lot of good work has already been done, and we intend to reflect and build on that.

The outline focuses on strategic asset management and how it can secure better value for money and make more effective use of the asset base to deliver high performing public services. This links directly in with the National Improvement and Efficiency Strategy.

The aim of the asset management strategy is to raise the profile of asset management and produce a clear framework for local authorities to consider when they assess their asset management needs. All Central Government Departments are also producing asset management strategies themselves, and the overall content we need for the local government is in line with what is being done elsewhere. But we are mindful of the different status of local government, and the importance of linking this issue into other developments on partnership working, community empowerment and efficiency.

With that in mind we are seeking your comments on the attached outline strategy, and would welcome any comments – general or technical by 8 January 2008 to Sal Ratnayake, ([sal.ratnayake@communities.gsi.gov.uk](mailto:sal.ratnayake@communities.gsi.gov.uk)) or 020 7944 4237.

Yours faithfully,

**Janet Dougharty**



**BUILDING ON STRONG FOUNDATIONS**  
Local Government Asset Management Strategy

1. As a part of the 2007 Comprehensive Spending Review, Communities and Local Government have been asked to produce an asset management strategy for Local Government ('Strategy'). The aim is to publish the Strategy alongside the final Local Government Finance Settlement in 2008.
2. This document shows the current outline for the Strategy and we are circulating this to local authorities, central government departments and other key asset management stakeholders for comments. More information on how to respond is attached at Annex A.
3. The Strategy is aimed at Local Authority decision makers and it will set out a framework for asset management that shows how local government assets can be used to develop a sense of place; deliver better outcomes for citizens; and generate efficiency savings.
5. The final Strategy will be a combination of case studies, summaries of relevant policy initiatives such as the Quirk review of community ownership of assets, and practical advice set out in a framework. The attached outline covers the following areas:

Chapter 1: Introduction  
 Chapter 2: Local Authority Asset Management framework  
 Chapter 3: Policies that influence & shape asset management  
 Chapter 4: Local authority asset management: Opportunities  
 Chapter 5: Local authority asset management: Responsibilities  
 Annex A: How to respond to this document

Q1. Does the outline for the Strategy cover what you would expect it to?
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## Chapter 1: Introduction

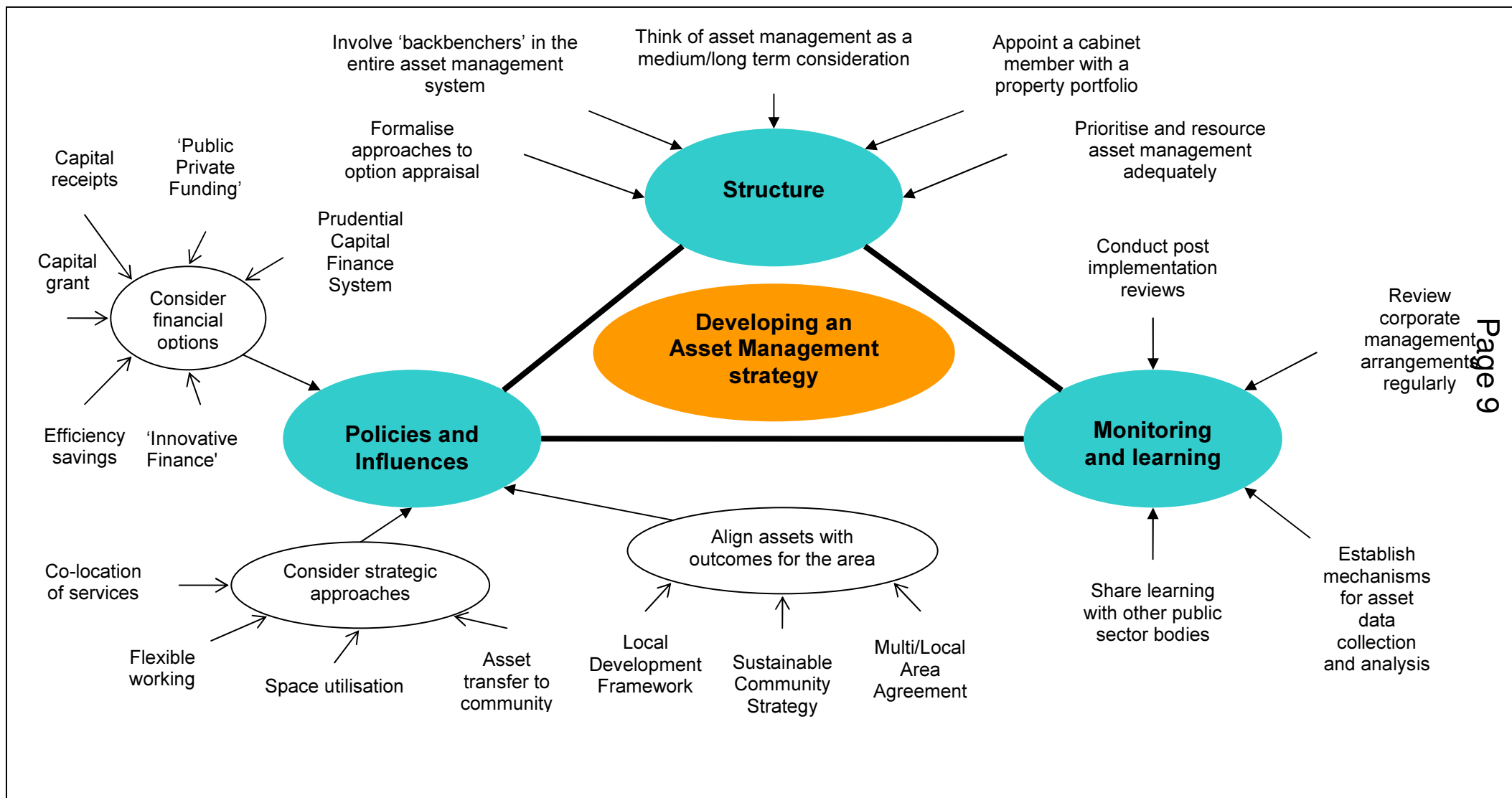
The first chapter will set the scene for the Strategy and we are planning to cover the following:

- The important role that good asset management can play in the delivering high quality public services; delivering efficiencies; and in creating a sense of place.
- The benefits of good asset management, which include:
  - a. releasing capital funds for re-investment or debt reduction;
  - b. improving the range of services;
  - c. increasing civic pride;
  - d. empowerment of communities and citizens;
  - e. increasing service delivery through co-location of services;
  - f. improving the quality of property;
  - g. reducing the annual running costs;
  - h. aligning assets and with locally agreed objectives;
  - i. reducing the required level of maintenance; and
  - j. leverage for private sector funding.
- An assessment of the general perception of how local authorities currently handle asset management.
- Key data and facts about local authority assets which will be derived from the 2006/07 Local Authority Capital Expenditure and Receipts (England) final outturn.

Q2 – Does the introduction cover everything that you would expect?

Q3 – Do you agree with the benefits of good asset management?

**Chapter 2: An Asset Management Framework** Based on the case studies and research, the Government believes that the following diagram<sup>1</sup> shows the outline of what a local authority needs to think about in relation to asset management



This diagram combines the recommendation for local authorities in the 2007 York Consulting study into asset management (commissioned by the Government) with other policy initiatives.

### **Chapter 3: Policies that influence and shape local authority asset management**

We recognise that all local authorities have different pressures and influences in relation to asset management and this chapter will set out the policies that we think influence and shape strategic asset management. These include:

- The 2006 Local Government White Paper and the 2007 Local Government and Public Involvement in Health Act focus very clearly on devolution to the lowest possible level. We believe that good asset management is a tool that local authorities can use to develop a sense of place and to drive forward change in their areas.
- In addition to this, asset management has a strong role to play in establishing the vision for an area and the Strategy will aim to show how it can underpin the visions set out in the Sustainable Community Strategy; the Local Area Agreement (“LAA”); and the Local Development Framework (“LDF”).
- The recent Housing Green Paper<sup>1</sup> and the Quirk review of community management and ownership of public assets both suggest options for underused assets, and we believe that it is important that authorities consider all options available when developing asset management strategies.
- Over the coming weeks we are also going to consult with Government Departments and include any other relevant policy initiatives.

Q4. Are you aware of any of any other policies or initiatives that you’d like to see included in this chapter?

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<sup>1</sup> Homes for the future: more affordable, more sustainable – Housing Green paper, July 2007

## Chapter 4: Local authority asset management: Opportunities

Following on from the chapter about policies that will influence asset management the Strategy will now focus on the opportunities available to local authorities when they are developing strategies for asset management. The following list covers things that we have identified:

- Joined up working. There are a number of excellent examples of joined up working between different public sector bodies to deliver a better experience to customers and increase efficiency gains. This Strategy will share best practice through case studies.
- Working with the Private Sector. In addition to working with other public sector bodies we would like to say something about working with the private sector either through Private Finance Initiatives, Joint Vehicles or Public Private Partnerships.
- Community Ownership of Assets. Barry Quirk's review<sup>2</sup> of community ownership of assets argued that the transfer of public assets to community management and ownership at less than best consideration is a legitimate and potentially beneficial option. It should be considered by local authorities and other public sector bodies as part of a strategic approach to asset management. This is something that we are exploring further.
- Financing new assets. We would like to include a section about financing new assets and the importance of considering all available options, Including: the prudential capital finance system; capital receipts; grants; and other sources of income.
- Sharing knowledge. Local Government is very good at sharing knowledge and we would like to highlight ways of sharing good practice. We are aware of the following: The Asset Management Network<sup>3</sup>; and the five asset management Beacon authorities (Cambridgeshire, Hertfordshire, Leeds, Ashford and Rotherham)

Q5. We would be pleased to hear from anyone who has a good case study that could be shared through this document.

Q6. How do you share best practice about asset management with other bodies?

Q7. Is there anything else that you'd like to add to this chapter?

<sup>2</sup> Making assets work: The Quirk Review of community management and ownership of public assets.

<sup>3</sup> <http://www.ipfproperty.net/ampnetwork>

## Chapter 5

### Local authority asset management: Responsibilities

This chapter will focus on the responsibilities for Local Government that come alongside the opportunities associated with asset management. These include:

- Raising the profile of strategic asset management within authorities and ensuring that asset management is properly resourced.
- Ensuring that the local authority has an adequate system in place to develop, implement and review asset management strategies.
- Looking strategically at the performance of all assets and looking at how they can be used to deliver efficiency gains as set out in the National Efficiency and Improvement Strategy<sup>4</sup>.
- Engaging with local communities and councillors when developing plans for assets.
- Encouraging greater exploitation of under-used assets and disposal of assets no longer required for service delivery. There are great savings to be made both in running costs and, where applicable, in the generation of capital receipts. The Government recognises that there is no 'one size fits all' scenario and would encourage local authorities to explore all possibilities.
- The new performance framework has radically reduced the number of performance indicators to 198<sup>5</sup>. Whilst there is no one indicator which underpins asset management, it can be reflected in several indicators and we would encourage the use of additional asset management indicators such as those set out in the National Property Performance Management Initiative.
- The Audit Commission are currently consulting on the new Comprehensive Area Assessment (CAA). The proposal is that local authority asset management should be assessed as a part of the managing resources assessment. This assessment will be based at the strategic level and will focus on outcomes for the area.
- We would also like to add a section about the sustainability of assets.

Q8. Do you agree with this assessment of the responsibilities that accompany local authority asset management?

<sup>4</sup> Still to be published.

<sup>5</sup> The published indicators are on the Department's website:  
<http://www.communities.gov.uk/publications/localgovernment/indicatorsdefinitions>

## Annex A: Responding to this document

1. Whilst this is not a formal consultation, this Strategy is being sent to local authorities for comments alongside the Local Government Finance Settlement timetable and we would welcome any comments on this response form by **xx January 2008**. Questions we are particularly interested in are listed below.
2. Your comments will be used to help finalise the strategy. Please note that according to the Freedom of Information Act 2000, all information contained in the response including personal information may be subject to publication or disclosure. Where respondents request that information given in response to this draft strategy be kept confidential, this will only be possible if it is consistent with Freedom of Information obligations.
3. Comments on this draft can be sent either by e-mail, fax or by post to:

Sal Ratnayake  
Communities and Local Government  
5/J3 Eland House  
Bressenden Place  
London  
SW1E 5DU

e-mail: [cfp@communities.gsi.gov.uk](mailto:cfp@communities.gsi.gov.uk)  
fax: 020 7944 4239

Q1. Does the outline for the Strategy cover what you would expect it to?

Q2 – Does the introduction cover everything that you would expect?

Q3 – Do you agree with the benefits of good asset management?

Q4. Are you aware of any of any other policies or initiatives that you'd like to see included?

Q5. We would be pleased to hear from anyone who has a good case study that could be shared through this document.

Objective

Key steps taken by Local Authorities and partners

Outcomes(i.e improved services, savings)

Q6. How do you share best practice about asset management with other bodies?

Q7. Is there anything else that you'd like to add to the chapter on opportunities?

Q8. Do you agree with this assessment of the responsibilities that accompany local authority asset management?



**Rotherham Metropolitan Borough Council  
Asset Management Department  
Response to CLG Local Government Asset Management Strategy**

Q1. Does the outline for the Strategy cover what you would expect it to?

No

The identification of the need for an effective asset management strategy across all local authorities is welcomed and in some aspects is recognition of the work of the IPF Network, the Beacon Authorities, of which we are one, and the work of York Consulting on behalf of CLG. We are cited on York's works as fulfilling all 14 criteria for successful asset management! We are little surprised that York's recently published work is underplayed.

Public: Public partnerships are often difficult to put into practise as strategy, funding, timing streams and even accountancy practises are mis-aligned and cause substantial and unnecessary difficulties when trying to conceive and deliver valuable projects in communities.  
Strong statements of intent and guidance on these types of programmes would be very valuable. John Healy himself frequently refers to these matters in seminars and articles.

There needs to be 3 additional chapters

1 between chapter 1 and 2 giving

- a definition of asset management
- the aim of the local government asset management strategy
- how the strategy is to be achieved/implemented

2 after chapter 5

Other organisations in the area; opportunities and responsibilities

- public services
- third sector
- private sector

Central government Opportunities and Responsibilities

Q2 – Does the introduction cover everything that you would expect?

Generally yes but

- supporting sustainable communities needs adding to the first bullet point

specific and tangible outcomes will be the end products of very local strategies and asset plans and we cannot pre-empt exactly all that they may be, that is for local stakeholders to do. However, something about converting local stakeholder's ideas into firm outcomes would be helpful.

Q3 – Do you agree with the benefits of good asset management?

Yes but 3 more benefits could be added

- use of all the assets in the area are maximised
- assets are used efficiently, effectively and in a sustainable manner
- the business and management tools necessary to realise these benefits are themselves of great benefit to the ethos of any organisation or groups of organisations and that Local Govt needs to recognise those skills and those people who have them more widely.

Chapter 2 would be improved by including the good practice processes, process outputs and broad and detailed outcomes as outlined in the executive summary if the York Consulting report

Q4. Are you aware of any of any other policies or initiatives that you'd like to see included?

The Process and Outscope framework set out by "York" in their report is a good one and more should be made of the York work. By contrast the 'Quirk' review, to put it in context is a transient, and in absolute terms, modest consideration when viewed against the range of place shaping and asset based programmes authorities must develop e.g. schools, aged persons, children's agenda, regeneration and housing etc.

There seems to be over emphasis on liquidating property assets and too little on the outcomes policies are to achieve. The role of the wider public and private sector to share some of the altruism of local government needs to be emphasised as well, not just the notion of local government providing real estate for others to consume while still expecting optimised benefit to the community every time!

Q5. We would be pleased to hear from anyone who has a good case study that could be shared through this document.

Objective

Key steps taken by Local Authorities and partners

Outcomes(i.e improved services, savings)

Q6. How do you share best practice about asset management with other bodies?

Generally through the Asset Management Network and responding to queries resulting from achieving Beacon status in asset management

Best practice could be fostered, developed and shared more by establishing a best practice partnership of the beacons, IPF, IDeA, RICS, LGA, DCLG, DFES, etc. meeting quarterly

Q7. Is there anything else that you'd like to add to the chapter on opportunities?

**Question 5/6/7**

As an outstanding Beacon for Asset management, a case study in the York work and major players in the IPF network we feel we have much to offer at Rotherham and can include cases on:

- Procurement of new town centre office accommodation & civic quarter
- Schools PFI
- Leisure PFI
- Employment regeneration projects
- Housing Pathfinder demonstrators
- Breathing Space, a cross public sector project with Rotherham PV+CT and Coalfields Regeneration Trust for the treatment of chronic chest disease
- And other projects.

Q8. Do you agree with this assessment of the responsibilities that accompany local authority asset management?

Yes but would add 'strategic asset management within and between local authorities and the under public sector. The emphasis should be on outcomes and enhanced effectiveness with the incorporation of appropriate process and technique. Process and mechanical efficiency dominated the previous asset management planning regime, and should not dominate this second phase as it is a means to an ends not an end in itself.

More readily available in depth practitioner guidance on funding sources and setting up public: public, public: private deals would be very useful. I'm sure the PPP organisation could contextualise much of its knowledge and work.

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of the Local Government Act 1972.

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