

Cabinet
18 September 2012

IRVINE, 18 September 2012 - At a Meeting of the Cabinet of North Ayrshire Council at 2.30 p.m.

Present

Willie Gibson, Marie Burns, Anthea Dickson, John Ferguson, Tony Gurney and Alex McLean.

Also Present

John Easdale and Peter McNamara.

In Attendance

E. Murray, Chief Executive; I. Mackay, Solicitor to the Council; L. Friel, Corporate Director and D. Tate, Housing Assets & Investment Manager (Finance & Infrastructure); C. Kirk, Corporate Director, M. Armstrong, Head of Service (Logistics & Infrastructure), M. Docherty, Head of Service (Education 3-18) and A. Sutton, Head of Service (Community & Culture) (Education & Skills); S. Gault, Head of Service (Children, Families & Criminal Justice) and M. McManus, Housing Manager (Social Services and Health); C. O'Kane, Change Programme Manager, A G. Macgregor, Head of Human Resources & Organisational Development, G. Young; HR Manager, M. Rae, Community Planning Officer; A. Todd and S. Cloete, Policy & Performance Officers, L. McEwan, Communications Manager, D. Moroney, Communications Officer and M. McKeown, Committee Services Manager (Chief Executive's Service).

Also In Attendance

For Education Business: E. Higon and M. Fraser (Church Representatives); G. Smith (Teaching Representative); and N. McDonald and H. McIntosh (Pupil Representatives)

Chair

Councillor Gibson in the Chair.

Apologies for Absence

Alan Hill; Very Reverend Canon McManus

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The Minutes of the previous meeting of the Cabinet held on 4 September 2012, were signed in accordance with paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Appointment of Third Church Representative

Submitted report by Chief Executive on the appointment of a third church representative to join the Cabinet when it considers Education Authority business.

The Roman Catholic Church and Church of Scotland have confirmed the Very Reverend Matthew Canon McManus and Mrs Elizabeth Higton as their representatives, respectively. Mrs Higton was attending her first meeting and was welcomed by the Chair, as were the pupil representatives present.

The third church position was advertised in the local press and an expression of interest was received from The Bridge Church on behalf of Mr Mark Fraser, the church's Assistant Pastor/Youth Minister. The Chair welcomed Mr Fraser to the meeting and asked him to provide information about The Bridge Church.

The Cabinet agreed to approve the appointment of Mr Mark Fraser as a church representative.

4. Privilege Seats on Mainstream School Transport

Submitted report by the Corporate Director (Education & Skills) on arrangements for the allocation of 'privilege seats' on mainstream school transport.

In terms of Section 51 of the Education (Scotland) Act 1980, where the Council makes arrangements to provide transport for entitled children, the Education Authority has a duty, where there are any vacant places (so called 'privilege seats') on any vehicle used for such transport, to allow such vacant places to be used for other pupils to be selected by the Authority.

Applications for privilege seats are made annually and parents are required to re-apply each year. The Council has established selection criteria for allocating privilege passes. Section 3 of the report set out proposals to continue the existing arrangements.

The Cabinet agreed to approve the processes and procedures followed by Education and Skills for the allocation of privilege passes in mainstream school transport, as detailed in the report.

5. Early Years Review

Submitted report by the Corporate Director (Education & Skills) on progress in the Early Years Review relating to the recommendations in the Education Business Case.

The Education Business Case was approved by the former Education Executive on 25 October 2011. In respect of early years provision, the Business Case included recommendations in relation to (i) increasing independent provision; and (ii) exploring future service delivery models and alternative commissioning strategies.

An Early Years Review Group was established in September 2011 with the remit to explore these areas and to review the provision for early education and childcare within North Ayrshire. The report summarised the work of the Review Group in taking forward this remit.

The Review Group has concluded that the recommendation within the Business Case relating to increasing the interest and capacity of independent provision does not appear to be a viable option. Consequently, the Review Group has recommended that no further work should be carried out in this area.

In relation to the development of future delivery models and alternative commissioning models, the Review Group has concluded that further work is required to ensure developments are in line with best practice. Specific proposals in relation to this latter area were set out in section 3.2 of the report.

The Cabinet agreed that (a) the Early Years Review Group (i) takes no further action to increase Independent Provision; and (ii) takes forward the specific actions identified in section 3.2 of the report; and (b) the Corporate Director (Education and Skills) provide a further progress report to the Cabinet by March 2013.

6. Scottish Qualification Authority (SQA) Examinations of 2012 SQA Data

Submitted report by the Corporate Director (Education & Skills) on the performance of North Ayrshire schools in the Scottish Qualification Authority (SQA) examinations of 2012.

The report provided a preliminary analysis of the performance of North Ayrshire schools in the 2012 examinations. The report looked at trends over the past 5 years and provided comparisons with other similar Authorities, with national performance, and with past performance in North Ayrshire. Individual school performance was also highlighted.

Members asked questions and received information in relation to discussions between the Education Authority and headteachers to review the performance of individual schools and identify areas for improvement.

The Cabinet agreed (a) to note the content of the report and the achievements of the pupils in this year's SQA examinations; and (b) that the Corporate Director (Education and Skills) submit a further report to the Cabinet on performance in the 2012 diet of SQA examinations.

7. Getting it Right for Every Child (GIRFEC): Approach and Developments

Submitted report by the Corporate Director (Education & Skills) on progress made by the Council and its partners to develop and embed GIRFEC principles and practice in all aspects of their work with children and young people.

Noted.

8. Garnock Campus Project - Site Selection

Submitted report by the Corporate Director (Education & Skills) on the terms of a report to be submitted to the Council on 19 September 2012 in respect of the Garnock Campus project.

The report to Council, a copy of which was appended, will present the findings of the Garnock Member/Officer Working Group charged with considering a range of issues around each of the potential sites for the proposed new Garnock Campus, and will make recommendations on the way forward.

Noted.

9. Long Term Change and Reform Programme

Submitted report by the Chief Executive on the components of a long term change and reform programme to address current and future challenges.

The Council's Change Programme Manager made a presentation which highlighted key elements of the change and reform programme. Information was presented in relation to:-

- the main elements of the national public service reform programme;
- the scope of the Council's change programme;
- the guiding principles underpinning the programme;
- the savings mix;
- the Council's capacity for change and reform;
- plans to agree a vision for North Ayrshire; and
- an "outcomes map", showing the workstreams associated with the broad outcomes the Council is seeking to achieve.

Members asked questions, and received clarification, in respect of the information presented.

The Cabinet agreed (a) that the pace and scale of reform activity needs to be accelerated to address the Council's challenges; and (b) to approve the following actions as part of a long term programme i.e.

- (i) to adopt the reform principles, set out at Section 2.4 of the report;
- (ii) to alter the savings mix, as identified at Section 2.5 of the report;
- (iii) to extend the relationship with the strategic partner beyond October 2012, to ensure ongoing capacity for improvement, subject to regular review;
- (iv) to continue the work to agree the vision for North Ayrshire and complete the Council Plan and SOA to achieve the vision; and
- (v) to develop the outcomes map as a tool to communicate the reform programme, enable effective scrutiny and decision making and support an outcomes approach to budgeting.

10. Capital Monitoring to 31 July 2012

Submitted report by the Corporate Director (Finance and Infrastructure) on the position of the Council's Capital Programme at 31 July 2012.

The report illustrated movements in the General Services Capital Programme since it was approved on 1 February 2012. Actual expenditure to 31 July 2012 amounted to £4.793m (or 12.6% of the revised annual budget for 2012/13 of £38.152m). Details of actual spend by project against the revised budget were set out in Appendix 1 to the report, alongside anticipated spend to 31 March 2013.

All project slippages from 2011/12 to 2012/13 and from 2012/13 to later years, have been examined and confirmed by the Capital Programme and Assets Group (CPAG). Since 1 April 2012, CPAG has also considered projects in respect of Ardrossan Castle, Arran Outdoor Education Centre slipway, Largs HWRC, Access Paths Network, Foulertoun Arches, and Irvine Town Centre Car Park. Details of these projects were presented at Section 2.4 of the report.

Changes in the Flexibility budget were set out in Sections 2.5 to 2.7 of the report. The report further highlighted projects with no identified funding source, namely the Townhouse, Irvine, and the Kilbirnie Conservation Area Regeneration Scheme.

The report summarised the position of the 2012/13 Housing Revenue Account Capital Budget as at 31 July 2012. Details of projected underspends were highlighted as were a number of proposed virements and proposed slippages.

The Cabinet agreed (a) in terms of the General Services Capital Budget to (i) note the actual expenditure to 31 July 2012 and projected expenditure to 31 March 2013; (ii) approve the further proposed revisions to budgets outlined at Sections 2.4 to 2.6 of the report; and (iii) meet the costs of unfunded projects set out in Section 2.8 of the report from the Flexibility budget; and (b) in terms of the Housing Revenue Account Capital Budget to (i) approve the revisions to the budget outlined at Sections 2.12, 2.16, 2.17 and Appendix 2 to the report; and (ii) note the actual expenditure to 31 July 2012.

11. Revenue Budget 2012/13: Budgetary Control Statement to 31 July 2012

Submitted report by the Corporate Director (Finance and Infrastructure) on the Council's revenue budgetary control position at 31 July 2012.

The unaudited annual accounts for 2011/12 reflect a General Fund uncommitted balance of £5.442m at 31 March 2012, equivalent to 1.6% of the net revenue budget. Current financial projections indicate that a net in-year deficit of £0.172m is anticipated for the year to 31 March 2013 i.e. an overspend of £0.327m against the budgeted surplus of £0.155m.

Sections 2.4 - 2.12 summarised a number of significant over and underspends across Council Services. Further details were provided in Appendices 1 - 8 to the report. Section 2.13 referred to requests for budget transfers (virements) identified since the start of the financial year. Appendix 10 provided a schedule of virements above the £50,000 threshold, which require Cabinet approval before they can be implemented. The table at Section 2.14 of the report summarised the General Services revenue projections based on variances at the end of July 2012.

The position on the Housing Revenue Account at the end of July 2012 was outlined in the table at Section 2.19 of the report, with further details provided at Appendix 9. A commentary of the projected underspend of £0.435m was provided.

The Cabinet agreed to (a) note the information and financial projections outlined in the report; and (b) approve the virements contained in Appendix 10 to the report.

12. Townhouse, Irvine

Submitted report by the Corporate Director (Education & Skills) on progress of the project to deliver the new leisure centre.

On 13 April 2011, the Council endorsed the Magnum Steering Group's recommendation that the Townhouse site in Irvine town centre be taken forward as the preferred location for the new leisure centre and that a capital funded design, develop and build approach be taken forward as the preferred delivery model.

The report provided information on activity which has taken place in respect of the various elements of the project. Section 3 of the report presented proposals in respect of the development of the Townhouse building as a focus point for the celebration of local tourism, culture and civic history, and the relocation the town centre war memorial.

The Cabinet agreed to (a) note progress on the project to create a new leisure centre; (b) approve the incorporation of the refurbishment of the Townhouse as an integral part of the leisure centre development and the wider regeneration of Irvine Town Centre; (c) fund the £3.7m cost of the project from the Capital Programme; (d) approve the incorporation of the war memorial within the vicinity of Townhouse and fund the £75k cost of the exercise from the existing approved leisure centre project budget; and (e) note the intention to (i) submit a planning application for the development; (ii) commence the enabling works in January 2013; and (iii) start the main construction works in summer 2013; and (iv) to open the centre to the public in summer 2015.

13. Children and Young People Bill Consultation

Submitted report by the Corporate Director (Education & Skills) on the Council's response to the Scottish Government consultation on the proposed Children and Young People Bill.

The Bill, to be introduced in 2013, reinforces children's rights; extends the opportunities for early intervention and early learning; improves outcomes for looked after children; and seeks to ensure joined up working across all agencies working with children and young people.

A detailed consultation response was set out in the appendix to the report. The report noted that, whilst the aims of the Bill are to be welcomed, there are a number of areas within the proposals which require greater clarification and the 'unpacking' of current legislation in order for the aims to be implemented effectively. These include the following:-

- The extended role of the Children's Commissioner;
- How increased reporting and steps towards children's rights will improve outcomes;
- The definition of early learning and childcare and what the core commitment of this is within the 600 hours entitlement;
- The legal status of a single plan when separate planning arrangements remain place under other legislation; and
- The role of the named person.

The Cabinet agreed to (a) note the key proposals for the Bill; and (b) approve the proposed response from the Council, as set out in the appendix to the report.

14. Community Empowerment and Renewal Bill: Scottish Government Consultation

Submitted report by the Corporate Director (Education & Skills) on the terms of a Council response to the Scottish Government consultation on the proposed Community Empowerment and Renewal Bill.

The proposed Community Empowerment Bill aims, *inter alia*, to enable communities to take independent action to achieve their own goals and aspirations, and to ensure that communities are able to play a greater role in determining how their local public services are delivered.

The report summarised areas where the Council currently promotes effective practice to promote the aims within the Bill and highlighted others which require further clarification and testing before the Council and other stakeholders can properly evaluate their contribution to communities.

A detailed consultation response to the 49 questions in the consultation document was set out in the appendix to the report. The proposed response broadly supports the Scottish Government's aspirations, which are designed to strengthen community participation, unlock enterprising community development, and renew communities.

The Cabinet agreed to (a) note the key proposals in the Scottish Government's consultation paper; (b) approve the terms of the Council response to the 49 questions posed in the paper as detailed in Appendix 1 to the report; and (c) note the implications for North Ayrshire Council and the Community Planning Partnership

15. Public Performance Reporting 2011/12

Submitted report by Chief Executive on public performance reporting and the draft Annual Performance Report for 2011/12.

Appendix A to the report provided details of the full set of Performance Indicators to be publicly reported, showing (where available) three years of performance trends, along with the target level of performance and a traffic light symbol to show whether the target level of performance has been achieved (green); is slightly adrift of target (amber) or is significantly adrift of target (red).

Analysis of all the indicators which have targets shows that 78% of measures met or exceeded target, 14% were slightly adrift and 8% of measures were significantly adrift of target. Data for 5 measures is currently not available. Appendix B to the report listed the 28 red/amber measures along with management commentary from the relevant Service. A draft Annual Performance Report 2011/12 was set out at Appendix C to the report. It was noted that Internal Audit's report on KPIs is awaited.

The Cabinet agreed (a) to note the status of the Council's performance indicators at Appendices A and B; (b) to approve the draft Annual Performance Report 2011/12 set out at Appendix C; (c) that the Annual Performance Report 11/12 will be published on North Ayrshire Performs by 30 September 2012 and (d) that the report be referred to Scrutiny and Petitions for further consideration.

16. North Ayrshire Community Planning Partnership Single Outcome Agreement Draft Annual Report 2011/12

Submitted report by the Chief Executive on the draft North Ayrshire Community Planning Partnership Single Outcome Agreement (SOA) Annual Report 2011/12.

The draft Annual Report, a copy of which was appended, indicates progress made against the Outcomes in the North Ayrshire SOA, and highlights areas where targets have not been met. Details were summarised in the covering report.

The Scottish Government has indicated that the Council will not be required to submit the full SOA Annual Report by the usual end of September deadline. Instead a summary of the report will be submitted.

The Cabinet agreed to (a) approve the draft Annual Report; and (b) note that a summary of the full report will be submitted to the Scottish Government.

17. Largs Car Park Income: Allocation of Funding

Submitted report by the Solicitor to the Council on a proposal to widen the scope of uses for income from Largs car park.

Income from Largs car park, once running costs are met, is used to fund environmental projects in Largs. The use of the Fund falls within the remit of the North Coast Area Committee.

The report set out proposals to extend the use of the Largs Car Park Fund to include non-Council projects. This would allow local individuals or organisations to apply for funding. Relevant criteria will be established to ensure the appropriateness of projects or activities for which funding is requested. The Scheme of Administration will require to be revised to authorise the North Coast Area Committee to make decisions on the disbursement of funds.

The Cabinet agreed (a) to extend the allocation of funding from the Largs Car Park Fund to include local individuals and organisations; (b) that it be remitted to the Solicitor to the Council to prepare appropriate criteria for projects to be resourced from the Fund; and (c) to recommend that the Council agrees to amend the Scheme of Administration to authorise the North Coast Area Committee to make awards of grants from the net proceeds of Largs Car Park Fund to individuals and organisations in Largs.

18. Property Factors (Scotland) Act 2011

Submitted report by the Corporate Director (Finance and Infrastructure) which set out the implications for the Council arising from the Property Factors (Scotland) Act 2011 and highlighted the action that is required to ensure compliance with the Act.

The Property Factors (Scotland) 2011 creates a new statutory framework to offer protection to homeowners in Scotland who receive services from a "Property Factor". Local authorities are included in the definition of Property Factors and as a consequence the Council must comply with the terms of the Act. This will include:-

- registering as a factor and appointing a "responsible person", namely the Corporate Director (Finance and Infrastructure);
- providing a list of all properties that will be affected by the new legislation;
- fully complying with the terms of the new Code of Conduct;
- identifying the blocks and open spaces to be factored; and
- establishing a project team comprising key officers from appropriate services; and
- developing a project plan, identifying key stakeholders, key tasks, project milestones and project risks.

Members asked questions and received clarification in relation to the implementation of the provisions of the Act and the arrangements for consulting with tenants and landlords.

Noted.

19. Council Tax and Non-Domestic Rates Write Off 2011/12

Submitted report by Corporate Director (Finance and Infrastructure) on the write off of Non Domestic Rates and Council Tax debts during the 2011/12 financial year.

Appendix 1 to the report showed that £753,461.60 of Non-Domestic Rates debt was written off during the financial year 2011/12, covering financial years 2009/10 to 2011/12. Appendix 2 to the report indicated that £264,811.52 of Council Tax debt was written off during 2011/12, covering financial years 2006/07 to 2011/12.

The write off of debt, as part of the closure of the Council's Accounts, reflects a prudent view of the level of income due to the Council. The Council will, however, continue to maximise recovery of sums written off whenever possible. Details of sums recovered were presented in the report.

The Cabinet agreed to (a) homologate the write off Non Domestic Rates and Council Tax debt, as set out in Appendices 1 and 2 to the report; (b) note the recovery sums that have previously been written off; and (c) note the continued activity to recover sums which have been written off during 2011/12.

20. Revocation of Closing Order for 6 Glasgow Street (G/L), Millport

Submitted report by Corporate Director (Finance and Infrastructure) proposing the removal of the Closing Order imposed on the property at 6 Glasgow Street (G/L), Millport.

The Cabinet, having noted that the property had been brought up to tolerable standard, agreed that the Closing Order on the property at 6 Glasgow Street (G/L), Millport, be revoked.

21. The Future of the Right to Buy Scheme

Submitted report by Corporate Director (Social Services & Health) on a Scottish Government consultation on the future of the Right to Buy Scheme and on the Council's response thereon.

The Scottish Government launched a consultation paper entitled "The Future of Right to Buy in Scotland" on 7 June 2012. The document seeks views on reform of Right to Buy (RTB) laws in Scotland. Responses were required to be submitted by 30 August 2012.

A consultation response, a copy of which was appended to the report, was submitted to the Scottish Government, subject to ratification by the Cabinet. The consultation response *inter alia* supports the removal of the Right To Buy from all tenants within one year of the proposed Act being given Royal Assent being given and, if required, supports the repeal of Section 69 of the Housing (Scotland) Act 1987.

The Cabinet agreed to approve the terms of the consultation response as appended to the report.

22. Treasury Management Annual Report 2011/12

Submitted report by the Corporate Director (Finance and Infrastructure) on the 2011/12 Treasury Management Annual Report.

The 2011/12 Treasury Management Annual Report, a copy of which was appended to the report, satisfies the requirements of the CIPFA Treasury Management Code of Practice. The report reviews treasury management activities and the actual prudential and treasury indicators for 2011/12

The Cabinet agreed to note the contents of the 2011/12 Treasury Management Annual Report and the prudential and treasury Indicators contained therein.

23. Service Plan 2011/12 Year-End Performance Reports

Submitted report by the Chief Executive on the performance of all Council Services as at 31 March 2012.

Appendices 1 to 5 of the report, respectively, provided assessments of the overall performance of each of the Council's Services in the year to 31 March 2012 and of their capacity for improvement. Each summary also provided financial information, together with a narrative on progress made in relation to identified "Priorities".

In respect of the report for the Chief Executive's Service, Members asked questions, and received clarification, in respect of action being taken to drive forward the Economic Development and Regeneration Strategy.

The Cabinet agreed to (a) note the performance of all Services as at 31 March 2012 against the objectives, key performance indicators and actions in the 2011/12 Service Plans; and (b) refer the report to the Scrutiny and Petitions Committee for its consideration.

24. Maximising Attendance - Review of Performance 2011/12

Submitted report by the Chief Executive on the Council's performance in maximising attendance for 2011/12.

Following the introduction of revised 'Maximising Attendance' procedures in April 2010, sickness absence rates amongst Council employees fell from 11.6 days per employee in 2009/10 to 7.4 days per employee in 2010/11. In 2011/12 however, the level of absence increased to 8.8 days per employee.

The report provided an analysis of sickness absences across the Council and within individual Services. Services will continue to review all absences on an ongoing basis and ensure that appropriate action is taken in accordance with the requirements of the Maximising Attendance procedure.

Noted.

25. Regulation Of Social Housing In Scotland Framework And Consultation On The New Scottish Social Housing Charter Indicators

Submitted report by the Corporate Director (Social Services & Health) on the new Regulatory Framework for Social Housing Landlords, and on the Council's response to a Scottish Government consultation paper on Scottish Social Housing Charter Indicators.

A new Regulatory Framework for Social Housing was introduced in February 2012. The new Framework emphasises the importance of tenants being involved in the scrutiny of landlords' performance. The report highlighted the arrangements in place in North Ayrshire, through the Tenant and Participation Strategy and the Tenants and Residents Network, to provide mechanisms and opportunities for tenants to get involved in scrutinising and monitoring the Housing Service.

In April 2012, the Scottish Government issued the new Scottish Social Housing Charter, a copy of which was appended to the report, which aims to improve the quality and value of services which social landlords provide. The Regulator has now published a consultation paper on measures it proposes to use to assess landlords performance in achieving the outcomes and standards in the Charter. The intention is for the Regulator to set a framework of Charter Indicators and to have an annual programme of thematic inspections looking at identified aspects of the Charter. A detailed consultation response was set out at Appendix 2 to the report.

Noted.

26. North Ayrshire Housing Partnership: Minutes of Meeting 8 August 2012

Submitted report by the Corporate Director (Social Services & Health) on the Minutes of the North Ayrshire Housing Partnership meeting held on 8 August 2012.

Noted.

27. Health and Social Care Policy Board: Minutes of Meeting held on 27 August 2012

Submitted report by the Corporate Director (Social Services & Health) on the Minutes of the meeting of the Health and Social Care Policy Board held on 27 August 2012.

Noted.

28. Framework Agreements for Printing Services

Submitted report by the Corporate Director (Finance and Infrastructure) on the outcome of the procurement exercise to put in place Framework Agreements for Printing Services.

The introduction of Framework Agreements for Printing Services will rationalise the number of suppliers used by the Council, create a more consistent approach to how printing services are procured, provide potential savings through the use of mini competitions, and enable the Council to maximise the use of paper from sustainable sources.

The report summarised the outcome of the tendering process. Following evaluation, the successful companies in each Lot were as follows:-

- Leaflets, Posters & Flyers - Ricoh, Brown Bros, Kestrel Press, Stewarts, J.Thomson, Statex Print & Fasprint;
- Booklets & Brochures - 21 Color, Ricoh, J. Thomson, Stewarts, Kestrel Press, Brown Bros & Ink Print;
- Web Offset Printing - Ink Print, J. Thomson & Elanders;
- Corporate Stationary - Ricoh, Stewarts, Brown Bros & Kestrel Press; and
- Digital Short Run Printing - Publicity Printing, Ricoh, Kestrel Press, J. Thomson, Brown Bros, Stewarts & Ink Print.

The Cabinet agreed to award Framework Agreements for Printing Services to the suppliers identified in Section 2.6 of the report.

29. Irvine - Montgomerie Park: Sale of Site 2

Submitted report by the Solicitor to the Council on the Heads of Terms which have been negotiated for the sale of Site 2, Montgomerie Park, Irvine, prior to entering missives for the sale of the site.

In January 2012, the former Executive considered a report on the outcome of the marketing of Site 2 at Montgomerie Park. The Solicitor to the Council was authorised to progress to conclusion of missives and investigate alternative arrangements to deliver Infrastructure to open up further sites at Montgomerie Park.

The report summarised the outcome of the negotiations and provided information on the proposed terms of the sale. The Council will retain security until the site is fully developed and a 'backstop' date on the sale agreement will be put in place to ensure that the developer makes meaningful progress on the site within the first 6 months of entry.

The Cabinet agreed to (a) endorse the terms of the proposed sale of Site 2 at Montgomerie Park to Developer A, as set out in the report; and (b) instruct the Solicitor to the Council to conclude missives.

The meeting ended at 4.30 p.m.