

## **The Executive**

### **Minutes of the meeting held on 18 January 2012**

Present: Councillor R Leese – in the Chair  
Councillors Amesbury, Andrews, J Battle, Evans, Khan, N Murphy, S Murphy and Smith

Also present as Members of the Standing Consultative Panel:  
Councillors: R Battle, Di Mauro, Hassan, Lone, Longsdon, Pearcey, Ramsbottom, Reeves, Royle, Shannon and Wheale.

#### **Exe/12/001 Urgent Business**

##### **Decision**

To note that the Chair had agreed to the submission of a report on Ronald Johnson Playing Fields and FC United as urgent business, to be considered later in the meeting.

#### **Exe/12/002 Minutes**

##### **Decision**

To approve the minutes of the meetings held on 21 December 2011 as a correct record.

#### **Exe/12/003 Indoor Leisure Review- Facility Strategy for Swimming Pools**

As part of the wider review of leisure facilities in the city, in July 2011 we asked officers to undertake a detailed facility strategy for swimming pools in the city. We agreed that the basis for that review was the guideline that all residents should be within a 20 minute public transport journey of a facility. We asked officers to report back to us on the options for reprovision of pools, including possible funding options and the locations for new facility investment (minute Exe/11/085).

A report was submitted to explaining that since July 2011 a detailed mapping exercise had been undertaken which showed that 91% of Manchester residents are within a 20 minute travel time of a community swimming pool in Manchester. However some of those facilities are of poor quality in buildings between 70 and 100 years old. These older facilities are becoming increasingly less able to meet the expectations of our diverse communities. In addition, the mapping analysis showed that in parts of the city there was significant overlapping provision whilst some areas were outside the limit of a 20 minute travel time. The analysis also showed that the ideal location of any new building was within or very close to a district centre, near to schools, and close to major public transport links. Those factors were important to the overall level of use of facilities.

In particular, the analysis of the map data had shown that the facilities at Miles Platting and Wright Robinson Sports College support a range of communities in East Manchester. However, there were gaps in provision in Ancoats, Clayton and Bradford and an overlap of provision in North Manchester with the facility at Miles Platting. This evidence supported the reprovision of Miles Platting with a facility located more centrally in East Manchester.

The report also examined the current state of all the Council's eleven leisure pool facilities describing the state of the building, the activities on offer, the current level of subsidy needed to operate the facility, and the options for future development. We noted that current facilities at Miles Platting, Levenshulme and Chorlton were all described as being in poor condition.

Based on the findings of the analysis and the overall financial objectives for leisure services within the Council's budget, proposals had been developed to deliver a significant transformation in service provision for leisure swimming. These proposals would see older buildings replaced with a more modern service offer that would combine library, learning and leisure provision in community hubs within strategic district centre developments. These would build on existing best practice in Manchester at Northcity and the Wythenshawe Forum. Three such developments were proposed in the report: in Miles Platting / Beswick, in Levenshulme, and in Chorlton.

The capital costs of the scheme at Beswick was estimated at £6m - £6.5m. The potential sources of capital funding for this were: Sport England and National Governing Bodies (£2.5m - 3.0m); Manchester City Football Club (£3.0m); with any shortfall being met by prudential borrowing. The revenue saving for replacing Miles Platting Pool with a new facility at Beswick was anticipated to be £101k a year.

The capital costs of the scheme at Chorlton was estimated at £5.7m. The potential sources of capital funding being: land sale receipts and developer contributions of between £1.86m - £2.42m; and prudential borrowing. The annual revenue saving was estimated as £192k, which would be used to support the necessary borrowing.

The capital costs of delivering the scheme at Levenshulme was estimated at £6m - £6.5m. There were no potential sources of capital funding yet identified for replacing the pools and library with a Joint Service Centre. However, there was a strong case for prudential borrowing. Indicative projections indicated that further revenue savings could be made to support that borrowing. In order to take this proposal forward it would be necessary to develop the detailed business case and financial arrangements as part of the Council's future business planning.

Taken together, when completed these three developments would result in 97% of Manchester residents being within the 20 minute public transport journey of a pool.

We supported the proposed development of these joint service centres within the district centres. These developments would yield financial savings as well as wider community benefits. They would:

- improve the service offered to more customers;

- respond to economic and social change;
- support economic growth;
- assist in attracting high-quality retail and contribute to regenerating district centres;
- reposition the Leisure, Library and Information Services; and
- provide a sustainable business model for the future.

We also noted that the report had also been considered at the recent meeting of the Communities and Neighbourhood Overview and Scrutiny Committee, and that committee had endorsed the recommendations put forward in the report (Minute CN/12/03).

### **Decisions**

1. To note the report and agree in principle the emerging strategy to support investment into new facilities.
2. To approve the case for investment into a new swimming facility in Beswick to replace the older facilities currently located in Miles Platting and to authorise the Head of Community and Cultural Services and the City Treasurer to progress this proposal through the Council's Gateway Process.
3. To approve the case for investment into a Joint Service Centre in Chorlton to replace the older Leisure and Library facilities in Chorlton and to authorise the Head of Community and Cultural Services and the City Treasurer to progress this proposal through the Council's Gateway Process.
4. To approve in principle the development of a new Joint Service Centre (Leisure and Library) in the Levenshulme District Centre, noting the fiscal framework for delivery and request that Officers develop a detailed business case to be approved through the Council's business planning process.
5. To authorise the Head of Community and Cultural Services, the City Treasurer and the City Solicitor to undertake consultation on the Strategy, develop the detailed financial and contractual arrangements and prepare the necessary Equality Impact Assessments.

(Councillors Amesbury, Leese, Smith and Wheale each declared a personal interest in this item of business as season ticket holder for Manchester City FC).

### **Exe/12/004 Alexandra Park Lottery Fund Bid**

In line with the City's strategy for investment in parks and open spaces a bid for money to improve Alexandra Park had been submitted to the Heritage Lottery Fund (HLF) in September 2008. The bid was for grant funding to restore the park's infrastructure, landscape and buildings and to reactivate the park through increased community involvement in activities and management. That bid was unsuccessful.

A revised Round One bid to the HLF had been submitted in March 2010. The

success of that bid had allowed fully developed proposals to be drawn together for submission as a Round Two bid. In September 2010 we authorised the Head of Leisure Services to prepare a detailed Round Two bid (Minute Exe/10/84) for a HLF award. A report from the Deputy Chief Executive (Neighbourhoods) informed us that the Round Two bid had been successful, with a HLF grant of £2.2 million awarded as a contribution to a restoration scheme cost of £4.196 million.

The report explained both the physical works to improve the park's infrastructure and restore the most important historic features. It also described the plans for extensive community engagement and participation in ongoing future development and operation of the park, with community volunteers becoming more involved in a wide range of activities. The renovation of the park's infrastructure would provide enhanced opportunities for sports. An extension to the restored Pavilion would provide changing facilities for teams and officials, and the existing changing facilities in the depot would be refurbished to provide sufficient capacity to support a number of simultaneous team games.

The report set out the capital and revenue budget implications for the Council of the grant award, with the need for the approval of the capital programme and the ongoing revenue funding as part of the Council's budget setting in the coming months.

Councillor Watson, ward Councillor for Whalley Range, was invited to address the meeting. Councillor Watson expressed her delight at the success of the bid and congratulated the council officers and all the volunteers who had been part of its development, and commending the friends of the park group for their hard work.

We also noted that the report had also been considered at the recent meeting of the Communities and Neighbourhood Overview and Scrutiny Committee, and that committee had endorsed the recommendations put forward in the report (Minute CN/12/04).

## **Decisions**

1. To note the success of the City Council's submission for HLF grant to support the restoration of Alexandra Park.
2. To approve the acceptance of this HLF grant of £2.2million with more detailed information to be set out in the Capital Budget report to be submitted to us in February.
3. To note that acceptance of the grant funding commits the City Council to sufficient revenue funding for the ten years following the completion of the capital works to protect our investment. The HLF grant is a contribution to the cost of the both the capital works and the first five years of the revenue budget.

## **Exe/12/005 Manchester Biodiversity Action Plan 2012- 2016**

The Manchester Biodiversity Strategy and Action Plan 2005-10 had been approved

in 2005 (Minute Exe/05/64). A report submitted to us by the Deputy Chief Executive (Neighbourhoods) sought approval for a revised plan for 2012-16, which covered progress since 2005, key changes in biodiversity policy and legislation, and the detailed action plan for the next five years.

This report also provided an overview of the Council's role and the importance of ongoing partnership working to deliver this new plan. This included the commitment to continue to work with Greater Manchester partners to develop and deliver a coordinated approach to natural environment activity.

We welcomed the plan and wanted to record our thanks to the officers and volunteers who had contributed to its development.

We also noted that the report had also been considered at the recent meeting of the Communities and Neighbourhood Overview and Scrutiny Committee, and that committee had recommended that we approve recommendations put forward in the report (Minute CN/12/05).

## **Decisions**

1. To approve the Action Plan and the commitments contained within for the City Council to work with existing and new partners to help deliver the Plan.

## **Exe/12/006 London Road Fire Station**

In December 2009 we authorised the Chief Executive to make a Compulsory Purchase Order (CPO) to secure the compulsory acquisition of London Road Fire Station site (Minute Exe/09/169). The Chief Executive submitted a report to update us on the outcome of the Order. A Public Inquiry had been held in 2011. On 28th November 2011 the Secretary of State for Communities and Local Government, following the report of the Inquiry Inspector, decided that the Order should not be confirmed.

The London Road Fire Station has been largely empty and neglected since it was acquired by Britannia Hotels in 1986. We noted that the Inquiry Inspector had concluded that redevelopment of the Fire Station as a 4\* hotel would contribute to the regeneration of Manchester, its social, economic and financial well being but found that the financial viability of the Council's proposals was not proved, that the urgency of the regeneration case was not made out, and that on balance "redevelopment of London Road Fire Station with the regeneration benefits would be more likely to come forward under Britannia's auspices than the Council's." We were however disappointed that the Inspector had come to that conclusion, especially given the history of the site and the lack of development to date.

We noted that following the decision of the Secretary of State the Chief Executive had written to Britannia Hotels to confirm the Council's commitment to constructive joint working to ensure the redevelopment of the Fire Station was brought forward as soon as possible. A copy of the letter was appended to the report. That letter had been acknowledged but a substantive reply had not yet been received.

In July 2011 we had agreed the release of a further £305,000 to meet the Council's costs for the Order (Minute Exe/11/081). These costs would now be treated as revenue expenditure as they were not related to the acquisition of the land. We also noted that Britannia Hotels had made a claim for their costs but the amount of the potential claim for costs was not yet known. We supported the use of the Capital Fund to meet this claim for costs, if approved.

### **Decision**

1. To note the outcome of the CPO and the analysis of the inspector's decision.
2. To note the terms of the Chief Executive's letter dated 19th December 2011 that was appended to the report and to confirm that the Council wishes to work constructively to secure the implementation of the planning permission 093372/FO/2010/C2 and listed building consent 093373/LO/2010/C2 for the Fire Station so that a new Manchester hotel is developed to 4\* or equivalent standards as soon as possible in accordance with the commitments given by Britannia and set out in the report.
3. To note the financial position regarding the costs of the CPO Inquiry.
4. To authorise the City Treasurer to meet any approved claim for costs from the Capital Fund. Any amount required will be reported back to the Executive and may be a Key Decision at the time the delegation is exercised, dependant on the sum involved.

### **Exe/12/007 Capital Programme – proposed increases**

A report concerning requests to increase the capital programme was submitted. We agreed to recommend to the Council one changes and to agree two other changes under delegated powers. Taken together these changes would increase the capital budget by £1,071,000, financed by £560,000 government grant, £211,000 capital receipts and £300,000 Section 106 contributions.

### **Decisions**

1. To recommend that the City Council approve:-
  - a. Strategic Housing (Private) – Totes Bookmakers Bell Crescent CPO: To increase the capital budget by £211k in 2011/12, funded by ring-fenced capital receipts.
2. Under delegated powers, to approve the following:
  - b. Chief Executive's Regeneration - Irk Valley Improvements: To increase the capital budget by £300k (£200k in 2011/12 and £100k in 2012/13), funded by Section 106 contribution.

- c. Chief Executive's Regeneration - Collyhurst and Lower Irk Valley: To increase the capital budget by £560k in 2011/12, funded by HCA grant.

**Exe/12/008 Short Breaks for Disabled Children - Amendment to Statement agreed by Executive on 14th September 2011**

In September 2011 we had approved the Short Breaks Statement to be published by 1 October 2011 under Section 25 of the Children and Young Person Act 2008 (Minute Exe/11/099). The Act required the Local Authority to provide short breaks for families with disabled children and to publish its statement on how it will do so.

Subsequent to that decision there had been complaints by some parents that the Statement approved in September had placed a cap of £750 on the amount of payments that can be made in respect of eligible children who have some rather than lots of support needs. A further report from the Director of Children's Services sought to clarify this and to confirm that there was no such cap, proposing revised wording for part of the Statement to remove any uncertainty.

We noted that the Director of Children's Services advised that this change in the policy was not as a consequence of the an assertion the original was unlawful, but was in recognition that the position taken by the parents reinforced the need for clarification in this aspect of the short breaks policy. We supported the change.

**Decision**

That paragraph 2 of the statement we agreed on 14th September 2011 relating to Short Break provision (Minute 11/099), be amended as follows:

"2. (a) To approve the proposal to introduce a Local Offer of targeted services or a Direct Payment from 1st April 2012 to those disabled children identified as having 'some support needs' on the Eligibility Criteria. The Direct Payment will be £750.00 per annum (save that this shall not preclude the Council from considering such representations as may be made to it for additional payments).

(b) The Eligibility Guidelines shall be applied flexibly and, where appropriate, officers conducting formal assessments should consider whether the Local Offer of £750.00 is appropriate to meet the needs of the child and may make a different award if appropriate, which will meet the needs of the child."

**Exe/12/009 Christmas performance**

The Chief Executive submitted a report giving us an overview of the contribution to the economic growth of the city of the Council's Christmas marketing and other activities, including the Christmas Markets, the lighting scheme, other events and the integrated communications strategy. The report provided an evaluation of the significant economic benefit to the city of the Council's promotion of Christmas time

and of Manchester as a destination to visit and for shopping in the period running up to Christmas. It was evident from the report how successful the different elements of the promotion of Christmas in the city had been, and the important contribution they had made to the economy and growth of the city.

We passed on our thanks to all who had been involved in the planning and delivery of the Christmas campaigns and events.

Recognising the economic significance of the Council's promotion of Christmas in Manchester, we requested that the evidence set out in the report be used to help guide future consideration of the appropriate investment for the Council to make in Christmas activities.

### **Decision**

To note the report and request that the Chief Executive use the evidence of financial impact of activity promoted by the Council as a baseline against which to consider investment for future Christmas activities to support economic growth.

### **Exe/12/010 Housing Investment Fund and Local Authority Mortgage Scheme**

Household and population growth are increasing the demand for housing in the city. However, the reduction in available development and mortgage finance is having a serious impact on the house building and housing supply is at an all time low. A report from the Chief Executive and the City Treasurer set out how the Council is responding to these issues through a new and innovative housing delivery model and is exploring opportunities to support home-ownership through a mortgage guarantee scheme.

The delivery model involves combining publicly owned land assets with development finance from an institutional investor. The proposal is for the Council and Greater Manchester Pension Fund to enter into a joint venture partnership to bring forward a new and innovative delivery model for housing development, the council with land to invest and the pension fund with cash to invest. Together the partnership will procure a contractor to design and build the houses and a property manager to manage any houses offered for rent rather than sold. The elements of the model are:

- the investor (the Pension Fund) will fund the construction costs;
- the landowner (Manchester City Council) to provide the sites;
- a Contractor will be procured to design and build the properties;
- a Property Manager will be procured to manage the privately rented units; and
- a Sales and Marketing team will be procured to market and sell a specified number of homes for home ownership.

Both investors in the joint venture are able to achieve a revenue return on their investment and will share in the capital return. The revenue return is generated through market rentals and the capital return through house sales. The land is valued and invested into the fund as an equity share. The percentage of the share is dependent upon the value of the land in relation to the total cost of the development. Rental income will be shared in the partnership according to the agreed equity share.

The equity share is likely to be 20% Council and 80% Pension Fund, based on the market value of the land and the construction costs of the houses.

This model will be run as a pilot project across 5 sites in the City which will see in the region of 244 new homes delivered for sale or high quality market rent. Four of the sites are on Council-owned land, and the fifth is on land owned by the Homes and Communities Agency (HCA). An initial tenure mix on the sites has been developed to ensure that the right regeneration outcomes are delivered and that appropriate levels of owner occupation can be achieved along with an appropriate number of private rented units across the portfolio of the sites.

The report explained how the Council's share in the equity of houses offered for sale could be used to take an equity share in the properties sold. By deferring this share as an interest free or reduced rate loan to the new homeowner for a defined period (5-10 years) the Council can help make the houses more affordable and reduce the owners' mortgage costs. The HCA has indicated it will adopt the same equity share model on the site it owns.

Another approach to stimulating the housing market and promoting affordable home ownership is also being developed. This involves a Local Authority Mortgage (LAM) scheme. This scheme is aimed at first time buyers who can afford mortgage payments but do not have the initial deposit to access affordable mortgage finance. Each Local Authority is able to specify the criteria for those who should qualify for a mortgage under the LAM scheme. If the applicant also meets the lender's strict criteria the Local Authority will underwrite up to 20% of the mortgage. The applicant will thereby obtain a 95% mortgage on similar terms to a 75% mortgage, but without the need to provide the substantial deposit usually required. The Local Authority will underwrite up to 20% of the mortgage through an indemnity for a fixed period of time, usually 5 years but extendable to 7. The underwriting of the loan can either be funded or unfunded. In a funded scheme the Authority deposits with the lender an amount of money to cover the guarantee. With the unfunded option the lender accepts the strength of the Council's guarantee without any deposit. Discussions with the Cooperative Bank and the Manchester Building Society have indicated an interest in developing this concept further as a 'Manchester Mortgage'.

We welcomed the innovative work on the joint venture housing investment model and on the unfunded mortgage guarantee LAM scheme.

## **Decisions**

1. To note the progress made to date in developing the Housing Investment Model and the proposals for the Phase 1 Pilot of four Manchester City Council sites, one Homes and Communities Agency (HCA) site, and the joint venture with Greater Manchester Pension Fund (GMPF).
2. To delegate authority to the Head of Corporate Property and Strategic Development and the City Solicitor to agree with the GMPF a Memorandum of Understanding that sets out the principles for the Joint Venture.
3. To delegate authority to the City Solicitor and City Treasurer to finalise and

complete all the legal documentation for the Joint Venture.

4. To authorise the Head of Corporate Property and Strategic Development to agree terms for the disposal of the Council owned sites in connection with the Joint Venture.
5. To delegate authority to the Head of Corporate Property and Strategic Development and the City Treasurer for the City Council to invest its land at fair market value for an equity share in the model, with the City Council receiving a capital payment on the sale of houses and an annual revenue return.
6. To delegate authority to the City Treasurer to defer a proportion of the receipt mentioned in 5 above, to support the equity share mortgages to support sales on selected sites.
7. To delegate authority to the City Solicitor to agree terms for a Collaboration Agreement with the Homes and Communities Agency in connection with the one site, which will be part of the Joint Venture.
8. To authorise the Head of Corporate Property and Strategic Development and Director of Housing in consultation with the City Treasurer in partnership with the GMPF to enter into a procedure to procure a house builder and sales and marketing team using the HCA Delivery Partner Panel and procure a property manager subject to a lease arrangement, with a view to the Joint Venture appointing the successful organisations.
9. To delegate authority to the Director of Housing and City Treasurer in consultation with the Leader and Executive Members for Finance and for Neighbourhood Services to enter into negotiations with relevant lending organisations on the development of an unfunded mortgage guarantee scheme. With a further report to be brought back to us on the final proposals.

(Councillors Amesbury, Andrews, R Battle, J Battle, Leese, Lone, Longsdon, N Murphy, Pearcey, Ramsbottom, Shannon and Wheale each declared a personal interest in this item as members of the Greater Manchester Pension Fund)

### **Exe/12/011 Ronald Johnson Playing Fields - FC United**

In April 2011 we endorsed in principle the outcome of an options review which had looked at the possible site for FC United of Manchester to establish a 5,000 capacity stadium and accompanying community facilities. That options review had identified the Ronald Johnson Playing Field site as the preferred option for the development. We had requested that FC United and the Council undertake a public consultation exercise with local residents and report to us on the outcome of the consultation. We also agreed to FC United and the City Council undertaking site investigation works and beginning detailed feasibility work to enable terms to be agreed to facilitate the disposal of a long leasehold interest in the Ronald Johnson Playing Fields to FC United. (Minute Exe/11/046).

A report from the Chief Executive and the Director of Neighbourhood Services was submitted to update us on progress since April 2011.

The report informed us of the outcome of the site investigation we had authorised in April 2011. Whilst that had uncovered some localised areas of poor ground conditions the conclusion was that the site is suitable for the proposed development.

The report explained that FC United has reached an in-principle agreement with the existing leaseholder of Ronald Johnson Playing Fields, Moston Juniors Football Club, covering how Moston Juniors will benefit from the use of the FC United facilities.

The report also described the consultation that had been undertaken. FC United, supported by Council officers had undertaken six consultation events which had been attended by about 400 people in all. They had also attended various community and ward meetings and done door-to-door consultation within the local community. Local and national sports organisations and governing bodies had also been consulted, and other key local stakeholder organisations.

FC United had submitted an application for planning permission for the erection of sports stadium (capacity circa 5000), club house, sports pitches and associated car parking and landscaping (096289/FO/2011/N1). There had been further consultation with local residents as part of the planning decision making process, with significant public interest and substantial support and opposition to the scheme. We noted that in October 2011 the Planning and Highways Committee had been minded to grant planning permission subject to the signing of a Section 106 Agreement covering travel to the site, car parking and community use of the facilities. The report set out the detailed provisions of the agreement that officers were working on.

The report showed how the proposals submitted by FC United and supported by Moston Juniors would provide a significant benefit to the Moston and wider community. If the investment was secured the project would result in about £4.5million being invested in the area would create the basis for a sporting hub for North Manchester. The range of outcomes and benefits that would be achieved were detailed in the report.

The report also sought our agreement to the appropriation and leasing of all the land necessary to facilitate the development of FC United's proposals for Ronald Johnson Playing Fields as shown edged red on the plan appended to the report. This land included some recreational open space (shown shaded green on the plan). The intention to change the use and grant a lease of open space had been advertised in accordance with the legal requirements. The representations received in response from the public were set out in the report for us to consider: 15 responses had been received. The report set out the issues that had been raised. These covered matters that had also been raised and considered as objections to the planning application and matters raised only in response to the advertisement. The issues addressed and responded to in the report were:

- loss of open space;
- adverse effect on wildlife;
- disposal of open green space will split the park into three sections;

- adverse impact on Green Flag status;
- precedent will lead to further loss of public open space;
- disposal proposal not transparent; and
- legality of disposal.

At the meeting the City Solicitor reported to us that a further representation had been received after the report had been published. This was a letter from the Baguley family who claimed to be linked to the Ronald Johnson family and to have historic family links to the area of the playing fields. The letter explained that the family was opposed to the proposals for the stadium on the grounds of the loss of open space. The City Solicitor advised us that this further representation needed to be considered when taking any decisions on the site and the stadium, but that it did not alter the considerations as set out in the report which addressed and responded to the issue of the loss of open space.

One consequence of the proposed development would be that there was a net loss of one full size adult grass football pitch at the Ronald Johnson Playing Fields. In order that Moston Juniors did not suffer any loss of playing facility as a consequence of the development it was proposed that an alternative pitch at the Athletics Facility at Boggart Hole Clough be improved and brought into use, with Moston Juniors being licensed to use the pitch.

In order to grant a lease to FC United, the existing lessee, Moston Juniors FC, would have to surrender their lease to the Council. The report sought our authorisation to appropriate the land currently leased to Moston Juniors for planning purposes, after Moston Juniors surrender their lease. In principle support has been given by Moston Juniors FC for the surrender, subject to an agreed set of conditions including a licence from the Council for use of the playing pitch within the Athletics Facility at Boggart Hole Clough so as to ensure that Moston Juniors maintain their existing pitch useage and capacity for growth. Furthermore, any redevelopment of the Ronald Johnson Playing Fields site must not only meet the requirement of Moston Juniors FC but also the City Council's aspirations for community use of the site. The purpose for which the land was being held and disposed of was to secure the scale of investment that would underpin the creation of a sporting hub for North Manchester and to secure significant community use of these facilities through a Section 106 planning agreement. It was therefore not considered appropriate to offer a lease of the land on the open market.

The report set out the proposed terms of the lease for the land to FC United. It also described the options for FC United financing the development. It explained that FC United might still have a gap of about £500,000 between the cost of the works and funds they were likely to be able to access. We supported the option of the Council offering a loan to FC United, on appropriate commercial terms, to help them ensure they had the funding in place to undertake the investment in the site.

## **Decision**

1. Having considered the representations regarding the appropriation and leasing of open space to facilitate the development of FC United's proposals for Ronald Johnson Playing Fields, to authorise the appropriation of the land

shown coloured green on the plan appended to the report for planning purposes and its subsequent disposal by way of lease to FC United when detailed terms have been agreed.

2. Agree that the proposals are likely to achieve the promotion or improvement of the economic and social well being of the area.
3. Authorise the Head of Community and Cultural Services, in consultation with the City Treasurer, to agree a final business plan for the proposals with FC United.
4. Subject to agreement of the final business plan, to authorise the Chief Executive in consultation with the City Treasurer and the Head of Corporate Property to finalise the terms and conditions of:
  - (i) the Agreement for Lease and Lease with FC United of the land edged red on the plan attached at Appendix A of the report for £1;
  - (ii) a loan to FC United Limited on commercial terms to be agreed;
  - (iii) an agreement for grant funding for improvement works at Ronald Johnson Playing Fields;
  - (iv) an Agreement for Surrender and Surrender of the Moston Juniors current lease;
  - (v) the grant of a licence to Moston Juniors as to the use of the pitch at Boggart Hole Clough; and
  - (vi) any associated documentation necessary to effect the above transactions.
5. Following surrender of the Moston Juniors current lease, to appropriate and hold the land shown edged blue on the plan attached at Appendix A of the report for planning purposes.
6. Authorise the City Solicitor to conclude all documentation and take all steps which are expedient to give effect to the above recommendations.

### **Exe/12/012 Greater Manchester Combined Authority**

#### **Decision**

To receive and note the Decision Notice of the meeting of the Greater Manchester Combined Authority on 16 December 2011.

### **Exe/12/013 AGMA Executive Board**

#### **Decision**

To receive and note the Decision Notice of the meeting of the AGMA Executive Board on 16 December 2011.