

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> 3 May 2013	<b>Meeting Name:</b> Cabinet Member for Regeneration and Corporate Strategy
<b>Report title:</b>		Aylesbury Regeneration – Purchase of Non Council Owned Residential Properties	
<b>Ward(s) or groups affected:</b>		Faraday	
<b>Cabinet Member:</b>		Chief Executive	

## RECOMMENDATION

The cabinet member for regeneration and corporate strategy:

1. In order to further bring forward the regeneration of the Aylesbury Estate, approves the purchase of non council owned residential properties in non-active phases as set out in this report, subject to:
  - a) The number of purchases in non-active phases being in the region of 35 properties but limited to an allocation of funding of £5.425 million with applications prioritised as set out in paragraphs 45-52 of this report
  - b) Re-housing assistance being offered to up to 15 leaseholders with applications prioritised as set out in paragraph 49
  - c) The head of property approving the terms of individual purchases.

## BACKGROUND

2. The Aylesbury Estate was identified for regeneration in 2005 and the Aylesbury Area Action Plan (AAP), which set out the planning framework for the regeneration, was adopted in 2010.
3. The indicative regeneration timetable in the AAP has been divided into four different phases, each consisting of a number of sites within it. Phase 1 consists of 5 sites (1a, b &c, 7 & 10) and contains 692 existing units of housing in total.
4. It is necessary to re-house all tenants and home owners to enable redevelopment. The re-housing of tenants and home owners from Phase 1 was agreed in 2006 by the council's then executive. This phase of the regeneration is shown coloured green in the plan attached at Appendix 1.
5. Vacant possession of Site 1a was secured in 2010 and this site is now being developed to provide 261 new homes, shops and a community resource centre. The development will be completed this summer 2013.
6. All secure tenants and home owners have been re-housed from site 10 and re-housing is now underway from sites 7 and 1b/1c. There are currently 33 leasehold properties still to be acquired on those sites and approximately 100 tenants to be re-housed.

7. There are currently 330 leasehold and freehold properties on the remainder of the estate. Buying in these interests and ensuring that home owners are able to move to new homes is a major challenge to the regeneration programme. Residents include a significant number of home owners who would like the opportunity to sell their properties back to the council now while they are still in a reasonable position to move either due to their health or financial position. Over one third of leaseholders are over 60 years of age.
8. The acquisition of leasehold and freehold residential properties needs to fit with the overall vacant possession strategy including residential tenanted properties and commercial properties.
9. The approach also needs to fit with other policies including the ring-fencing of voids and ending re-lets to non-Aylesbury tenants on the estate.
10. The issue of the government's new Right to Buy legislation which gives tenants up to a £100,000 discount when buying the long leasehold or the freehold interest in their property is also important to consider.

#### **Procurement of a development partner**

11. On 15 May 2012, cabinet decided that the redevelopment of the whole estate (excluding sites 1a and site 7 which have been dealt with by separate development agreements) should be brought forward through the procurement of development partner. This partner will work with the council, local residents and stakeholders to deliver the vision for the area as set out in the AAAP through the regeneration of the Aylesbury so that it becomes a vibrant part of the Walworth neighbourhood.
12. The procurement is going well with three consortiums shortlisted for the detailed proposals stage. During the procurement, the council will need to provide more information to applicants setting out the approach to achieving vacant possession over the programme to enable them to develop their proposals. The acquisition of leasehold interests is an important part of this strategy and applicants will expect to see that the council is progressing this part of the regeneration during the procurement process.
13. Applicants are also being asked to consider whether the phasing of the redevelopment as set out in the AAAP is the most effective way of bringing forward the development. The council has set out their view that the remainder of phase 1 should be the first to be delivered with phase 2 including site 6 (this includes the whole of the large barrier block Wendover) following on and then the remainder of phase 3 which includes the other very large block, Taplow. It is envisaged that the majority of phase 4 should be the last phase to be delivered although there could be some flexibility if revised phasing delivered more good quality new homes for residents over a shorter period of time.
14. The procurement process will take a further 10 months and it is expected that the preferred development partner will be appointed early 2014 when a detailed phasing plan will be included in the overall business plan for the regeneration.

#### **Approach to re-housing and vacant possession**

15. Currently both tenants and leaseholders on sites 7 and 1b/1c are being supported to find new homes as a priority.

16. There are also currently enquires from both leaseholders and freeholders in other phases asking if the council will buy their interests now.
17. There are also enquiries from tenants about an early move. If they are under-occupying there are already options for moving but any relocation of tenants generally out of the active phases would need to be considered separately within the borough's overall supply and demand model.
18. There will be a phased ending of re-lets of properties on the Aylesbury to new residents to ensure that the council and the preferred development partner can agree a vacant possession programme that allows for the re-housing of a finite number of tenants but allows for the ongoing use of suitable blocks to support the re-housing programme and the wider borough needs.
19. It is important that the council demonstrates an ongoing commitment to the acquisition of leasehold and freehold interests on the estate as a whole as this is one of the biggest costs to the regeneration – in the region of £56 million based on an average cost of £155,000 per acquisition.
20. As part of the procurement process, applicants will be asked to submit their proposals for helping the council with land assembly including the buy back of leasehold and freehold interests. It is important they know as much as possible about the home owners in order that they can include offers of alternative properties that would help with re-housing. Engaging with leaseholders as part of this proposed scheme of buy backs will help with gathering that information.

## **KEY ISSUES FOR CONSIDERATION**

### **Previous buy backs**

21. In 2006 the council took the decision to re-house all tenants and acquire all the leasehold interests in phase 1.
22. There have been two further decisions agreeing the early acquisition of leasehold interests in other phases and two programmes of leasehold buy backs have been delivered.
23. On 29 October 2008, the major projects board approved the early purchase of owner-occupied leasehold and freehold properties for hardship reasons. The decision was subject to the Aylesbury project director being satisfied that the applications met hardship criteria; there being adequate budgetary provision to meet the full cost of any acquisition and the council's head of property approving the terms of individual purchases. Although re-housing assistance did not form part of this scheme and applicants made their own way, applicants were prioritised on financial grounds and as such it was a hardship scheme. Home ownership officers collected data etc from applicants, but made no recommendation as to whether an applicant should be prioritised or succeed. That was done by the Aylesbury director.
24. Under this scheme, 7 units were acquired at a cost of £1 million. The 2008 report (paragraph 12) envisaged that the initiative would need to continue in future years.

25. On 15 January 2009, the major projects board approved buy backs out of phase of leasehold interests on the estate subject to the number of properties being limited to the available funding. This programme of acquisitions was much larger than the 2008 programme and was not intended primarily to help vulnerable residents. It was supported financially by NDC funding of £13,644,462.91 over two financial years.
26. Under this scheme, 78 units were acquired at a total cost of £10 million. Although some of these contributions were used for the two accelerated acquisition programmes, some of the funds were used to fund the acquisitions in phase 1a. The properties that were acquired were ring fenced for Aylesbury tenants. As in the 2008 scheme, no re-housing assistance was available and applicants made their own way.
27. The 2009 report set out that in the event that further funding became available for property purchases on the estate that is not subject to such strict timelines for spending, acquisitions could take place on the normal compulsory basis. This report authorised such purchases subject to the conditions at paragraphs 1.1 to 1.3, these being:
  - The number of properties being limited to available funding
  - Properties acquired being ring fenced where appropriate for Aylesbury tenants
  - The head of property approving the terms of individual purchases.

This IDM seeks authority to move forward on this basis and launch a new scheme of out of phase buy backs in 2013.

#### **Process for the acquisition of leasehold and freehold interests**

28. Buy backs under this scheme would follow the same process as acquisitions within phase once an application has been made to the council and accepted. The applicant will receive:
  - The market value of the property
  - A home loss payment of 10% of market value provided the property is his/her principal or only home or 7.5% if this is not the case
  - A disturbance payment to cover reasonable sale and moving costs.

These are payable under the compensation code.

29. In agreeing values for properties, the council needs to show transparency ensuring the same treatment for all leaseholders. The council's valuers are clear as to the range of values for each type property on the estate with the variation coming from the particular block in which they are located and the condition together with the date of valuation.
30. This proposal also includes provision for re-housing assistance. The council adopted a policy to offer assistance to home owners affected by the regeneration of the Aylesbury Estate on 26 September 2006. This was effected by way of an amendment to the General Lettings Policy.
31. The Assistance Policy and the Lettings Policy set out the basis of the assistance and do not explicitly state that the assistance package can only be offered in line

with the original phasing plan or the 2010 AAAP. Recommendation is therefore proposes that such assistance should be offered here to a limited number of home owners outside of the AAAP phasing.

32. The process for applying for re-housing assistance is a rigorous and objective financial appraisal carried out in respect of applicants seeking assistance on financial grounds by the council's Specialist Housing Services (SHS). There are three possible outcomes – that no assistance is required, that a leaseholder would qualify to buy a council general needs property on a shared ownership basis or that a leaseholder would qualify to become a council tenant.
33. Alongside these options council officers can also assist home owners with registering with First Steps which allows them access to shared ownership properties available through registered providers (housing associations). If medical assessments are required they are prepared by the council's medical assessment team.

### **Current leaseholders and freeholders**

34. In addition to the 330 leasehold properties there are also six freehold properties in phases 2, 3 and 4.
35. Of these properties, it is estimated that there are at least 101 are investment properties, that officers are aware of, based on properties where the address for invoicing of service charge payments is not the address of the property.
36. To help to understand more about home owners on the estate, the regeneration team, working closely with the Creation Trust (the successor body to the NDC) carried out a survey in November this year of all leaseholders and freeholders that asked questions about whether the owners were residents or investors, their ages and whether they have any special needs and the position with their mortgage. The questionnaire also asked if they were interested in early buy backs.
37. 379 questionnaires were sent out and 116 replies were received (32%) response.
38. The information received can be summarised as follows

Generally:

- 94% of Aylesbury leaseholders are over 40
- 34% are over 60 years old
- 55% have owned their property for over 10 years.

Residents and investors:

- 61% confirmed they were residents
- 23% said they were investors
- 16% did not respond to this question.

Interest in early buy back:

- 62% of home owners overall were interested.

39. Officers also looked at factors that might indicate that, in the case of resident leaseholders, there could be financial or medical hardship meaning that they would need council assistance with re-housing. Of the 53 home owners who were interested in moving:
- 15 would be unlikely to apply for council assistance
  - Up to 38 home owners set out factors that could potentially indicate that they might apply for re-housing assistance; 14 people cited a medical condition and 7 were over 60. The remainder had commented that they were finding it difficult to pay their mortgage as they were unemployed or on a low wage.
40. Over one third of leaseholders are close to retirement age and there are advantages to the council in offering these residents options to move now rather than at a time in their lives when this may be more difficult, when they are unlikely to be able to get a mortgage and when their health may have deteriorated.

### Prioritising applicants

41. The results of the survey indicate that there are a significant number of leaseholders – 20 investors and 53 residents would be interested in selling back their properties to the council now.
42. The first priority on funding is clearly site 7 and site 1b/1c where approximately £5.6 million is required
43. The table below shows the proposed budget and the breakdown of the costs within priorities.

<b>Possible breakdown of budget of acquisitions programme of £11 million</b>					
	Units				
Site 7	4	@	£155,000	£ 620,000	
Sites 1b/1c	32	@	£155,000	£4,960,000	£5,580,000
Investor/residents without assistance Phases 2/3	20	@	£155,000	£3,100,000	
Residents phases 2, 3 and 4 – assistance	15	@	£155,000	£2,325,000	£5,425,000
				<b>£11,005,000</b>	

44. Beyond this, the council needs to strike a balance between moving towards securing vacant possession on the next two phases of the regeneration and assisting resident leaseholders where they wish to move ahead of the planned redevelopment of their property even if their properties are in phase 4. In the event that there are more applicants than the budget can accommodate, the council will need to agree how these can be prioritised.

45. The council will seek to support older residents or those who would have difficulty affording the purchase of a new home without assistance to move. However alongside these there will be an allocation of funding for the straightforward acquisition of leasehold and freehold interests.
46. Applications will only be accepted from applicants who have owned their properties for at least 5 years.
47. When inviting expressions of interest in the scheme, the council will ask whether applicants are intending to apply for re-housing assistance. Re-housing assistance will only be available for applicants who have owned their properties since 2005. The pack would give some clear guidelines on the leaseholders this assistance is designed to support i.e. not investors, or second home owners, to ensure that an initial view could be taken on the number of likely successful applications. The pack would also include the indicative range of values so that applicants did not apply with an unrealistic view of the value that they would be likely to receive for their property.
48. It is proposed that the provisional number of initial applications accepted for buy backs with assistance would be 15. Taking into account the experience on the Heygate it is unlikely than more than 20% of initial expressions of interest would result in a successful application for re-housing assistance. In other words it is unlikely that the final figure would exceed 10-15 successful applications and so the scheme would be able to accommodate all those who qualify and who are committed to moving.
49. If, in the event there were more than 15 applications for buy backs with re-housing assistance applicants will be further prioritised on the basis of whether their property is in phase 2 or 3 and then on how long they have owned their property.
50. However, it should be noted that successful applications for re-housing assistance, whether the outcome is for a resident leaseholder to become a tenant or qualify for shared ownership, impacts on the supply of council housing as these applications require the provision of a council general needs property which would otherwise be used to meet general demand for council housing. Applicants will need to allocated band 1 status to ensure they have a reasonable chance of finding a new home through this scheme. However as priority within band 1 is based on the length of time than an applicant has been registered these new applicants would not have any priority over those already in band 1.
51. It should further be noted that this would give leaseholders priority over tenants, some of who may already be using Home Search but be in lower bands. There could be medical cases and overcrowding cases in band 2/3 for example that could be leap-frogged by leaseholders with similar or less serious issues getting band 1. However these leaseholders could be eligible for re-housing assistance in any event at the date that their property is included in an active phase and so this scheme will just bring forward this issue.
52. This scheme would also enable 20 buy back to be offered initially to investors/residents who do not want or need assistance. Applications will be prioritised on the basis of phases – 2, 3 and then 4, how long they have owned their property and beyond that date of the application i.e. first come first served.

### **Detailed conditions of buy backs**

53. The council will pay market value for the properties to be acquired and there will be one offer for each property where a valid application is received. The offer made by the council will not be negotiable outside of the agreed bands for each type of property.
54. The vendor must provide vacant possession of the property on completion.
55. The vendor must complete the sale to the council by no later than 3 months from the offer in the case of investors/residents without assistance.
56. Residents needing assistance must comply with this timetable set out in paragraphs 61-63 below for completing their application. Once they are informed of the outcome of their assessment they will then have a further six months to find a new property through Homesearch and complete.
57. In addition to market value, the council will pay home loss at the rates set out in paragraph 28 above.
58. The council will pay owner-occupiers disturbance to cover their reasonable costs arising as a natural and direct consequence of the council acquiring their home; no disturbance will be payable to non-resident owners.
59. The council will not provide any assistance to vendors in re-housing them or their tenants if they are non-resident owners.
60. If at the time of completion of the purchase there are any arrears of service charge and/or council tax these will be deducted from the consideration paid to the vendor.
61. In terms of an approach to the launch of the scheme it is imperative that the council employs strict timescales for expressions of interest, submission of applications for re-housing assistance, the submission of relevant proof documents under the assistance scheme as well as the time allowed to find a new home through choice based letting. Failure to do so will lead to applications becoming protracted with the potential for the council missing the opportunity to meet the target number of acquisitions detailed in this report.
62. On the launch of the scheme, all home owners will receive a pack of information containing details of the early buy back scheme as relevant to non-resident and resident home owners. Any home owner interested in early buy back must return their intention form (and if applicable, a re-housing assistance referencing form) within four weeks of the launch date.
63. For those home owners applying for re-housing assistance, the timescale from launch to successful council re-housing is anticipated to be as follows:
  - Launch to receipt of all applications – 4 weeks
  - Processing of re-housing assistance applications – minimum of eight to 12 weeks
  - Registration for housing, including a MNP hearing, registration for Homesearch and finding a new home – six months



- Completion of surrender of current lease and grant of new lease or tenancy – 12 weeks.

### **Overall benefits of this proposed scheme of acquisitions**

64. It is very important to keep the momentum within the vacant possession strategy over the next 12 months before the partner is appointed and reduce delay to the delivery of the programme once development partner appointed.
65. This scheme will provide increased options in terms of re-housing for home owners on the estate and contribute towards avoiding the use of CPO powers although this can never be guaranteed. The scheme would give leaseholders more choice in terms of the timing of their move and provide an opportunity to support vulnerable residents more effectively.
66. The contact with home owners that this scheme would provide will generate valuable information about their needs and will help to inform the procurement process in terms of securing appropriate re-housing options for leaseholders from the development partner.
67. This scheme will also provide properties that can be used to house residents in the earlier phases who may want to consider moving within the estate to the later phases and also provide properties for possible use by Temporary Accommodation once the properties on site 1b/1c are demolished.

### **Impact of the new right to buy legislation**

68. Initial Demolition Notices (IDN) have now been served on all occupiers of dwelling-houses within Phases 2 and 3. The effect of these notices is to suspend tenants' rights to buy their properties under the statutory Right to Buy scheme in these phases.
69. In accordance with the AAAP, proposals for the redevelopment of Phase 4 are unlikely to start within the seven year timeframe required for the service of demolition notices. As a result, notices cannot be served on occupants in this development phase. Officers in both the regeneration and housing and community services directorates continue to petition the government on this issue.
70. It is possible that this buy back scheme could encourage right to buy applications in phase 4. Tenants could assume that they could buy their properties with the certainty that the council would buy them back within a short time scale even though they would have no right to re-housing assistance. To ensure that tenants are fully aware of the position, the buy back pack would explain the long term nature of the regeneration, their obligations as leaseholders and that this type of scheme may not be repeated for another 15 years.

### **Financial implications**

71. There is a total of £30.6 million allocated in the council's Housing Investment Programme for Land Assembly costs in the Aylesbury programme for the period 2012 -2015.
72. A sum of £7.7 million was allocated for 2012/13 with a year end spend of £2.4 million being recorded. The remaining balance of £5.3 million will be carried

forward to 2013/14 where a budget of £14.65 million has been allocated for the programme. This generates a revised allocation of £19.9 million for 2013/14 and a further allowance of £8.3 million made for 2014-5 onwards produces a remaining overall balance of £28.2 million.

73. The capital budget allocation meets several cost types categorised as Land Assembly, one of which is acquisition of leaseholds interests. It will also meet the cost of demolishing existing buildings on site 7 and sites 1b/1c. The budget requirement for site 7 is anticipated to be around £800,000 as outlined in a separate report, and for sites 1b/1c around £8 million. Both estimates include contingency.
74. Based on the current leasehold valuation assumptions, it is felt prudent that a leasehold acquisition budget of just over £11 million over the next two years should be allowed facilitating repurchase of around 70 units, as shown in the table at paragraph 43. The combined cost anticipated for these leasehold acquisitions and demolition for the sites identified totalling around £19 million, is within the overall remaining budget allocation stated above. The remaining Aylesbury allocation is intended to provide funding towards land assembly costs within Phase 2 as these blocks are bought into an active phase from 2014 onwards.
75. Early acquisition of leasehold interests involves bringing forward expenditure which should otherwise be incurred as phases become active, however the activity should not impact on the overall level funding required for land assembly unless changes in market circumstances result in property price changes which in turn alter the value of leasehold units.
76. Officers will closely monitor activity arising from the recommendations of this report to ensure that early repurchase of out of phase units does not result in a shortage of budget allocation for phases or plots approaching the market earlier in the programme. It is anticipated that the availability of additional units provided through early repurchases will assist in progression of vacant possession by increasing stock availability on the estate and also generate temporary accommodation income to the housing programme.

### **Resource implications**

77. Based on current activity levels the regeneration team can support this scheme without additional resources.
78. A new 18 month post of leasehold acquisition officer will be appointed to support the re-housing of leaseholders from Sites 1b/1c and this scheme. The post will be based within the Aylesbury Housing Office.
79. There are two acquisitions officers (Hay 8) in Specialist Housing Services, whose role it is to administer the financial assessment process for home owners in the borough affected by regeneration that have applied for re-housing assistance under the council's Lettings Policy. The assessment process is very resource intensive in terms of the time that must be devoted to each applicant and to verifying the documents provided by applicants. These officers are currently working with home owners in Aylesbury phase 1 (sites 7 & 1b/1c) as well as the Mid-Elmington regeneration scheme (sites D, E & G). The additional financial assessment workload brought about by an early buyback scheme can be

managed with current resources if the leasehold acquisition officer post (paragraph 78) is filled.

80. The property services team can manage the additional acquisitions without additional resources.

### **Community impact statement**

81. As previously discussed the regeneration of the Aylesbury Estate is an approved council policy and has been the subject of a number of past reports.
82. Regeneration will result in buildings using the latest sustainable techniques with lower carbon emissions. The new buildings will also be to modern design standards.
83. As part of the AAAP an equality and diversity impact analysis was carried out and where potential adverse implications are identified action will be taken to overcome/mitigate them.
84. This scheme will assist elderly and vulnerable leaseholders in choosing when they wish to move and so increase they options and the chance of them finding a suitable new home.

### **Consultation**

85. Extensive consultation with residents has been carried out and described in the Statement of Community Involvement which was submitted with the detailed Planning Application for Phase 1A regeneration and for the submissions to planning committee for the Area Action Plan at preferred options stage.
86. Further full consultation with residents and the leaseholders group in particular in respect of their particular issues will take place as the regeneration progresses.
87. A survey of leaseholders has been carried out as mentioned in paragraphs 36-41 above

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Strategic Director of Housing & Community Services**

88. As part of the council's commitment to the regeneration of the Aylesbury Estate, it will be necessary to achieve vacant possession to ensure that the regeneration can go ahead. Leaseholder buy backs (and a failure to secure vacant possession of these properties) are recognised as a risk to providing vacant possession. This proposal will assist in enabling us to do this, and give confidence to our developer partners that we can deliver on this key objective.
89. This buy back proposal is intended to give more choice for leaseholders by offering them the opportunity to have their properties bought back out of phase. It will support the overall re-housing strategy for the estate as well as supporting current elderly and vulnerable leaseholders who are seeking this solution as a result of the regeneration
90. Properties that are acquired under this scheme will provide an additional housing resource until the units are demolished.

91. Although there is a risk that this scheme could possibly increase the number of right to buy applications, this is offset by the advantages that early completion of vacant possession brings. Controls are in place regarding the period of ownership before re-housing benefits accrue.

### **Director of Legal Services**

92. The cabinet member for regeneration and corporate strategy has particular responsibility for regeneration in the borough including the Aylesbury Regeneration.
93. The cabinet member is advised that local authorities are authorised by s.120 of the Local Government Act 1972 to acquire any land by agreement for the purposes of (a) any of its statutory functions or (b) for the benefit, improvement or development of its area. Section 120 (2) of the Act enables the council to acquire by agreement any land for any purpose for which it is authorised by the 1972 Act or any other Act to acquire land, notwithstanding that the land is not immediately required for the purpose for which it is acquired; and, until it is required for that purpose, it may be used for the purpose of any of the council's functions. This power would enable the council to acquire the residential properties and make them available for existing Aylesbury residents or for short term housing purposes as set out in paragraph 1.3 of this report, until such time as they are required for redevelopment.
94. Further, Section 227 of the Town and Country Planning Act 1990 enables the council to acquire land by agreement if it will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land if this is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of their area, or if it is required for a purpose which is necessary to achieve in the interests of the proper planning of an area in which the land is situated.
95. The cabinet member is advised that there are adequate powers available to the council to acquire the residential properties by agreement and if she is satisfied that the conditions specified in sub paragraphs 1.1 – 1.3 of this report are met she may proceed with the approval of the recommendation.

### **Strategic Director of Finance and Corporate Services**

96. This report is recommending that the cabinet member for regeneration and corporate strategy approves the purchase of non-council owned residential properties on the Aylesbury Estate in non-active phases, subject to the conditions set out in the recommendation above.
97. The financial and resource implications set out in the report are noted. The council has made significant budget provision to support the delivery of vacant possession on the estate, which is a key requirement for taking the programme forward. Budget allocations may need to be re-profiled from time to time in order to cope with changes in programme activity. In re-purchasing leasehold units out of phase, officers are aiming to take a proactive approach to site clearance so that the council is as far as possible able to mitigate its vacant possession risks ahead of time, whilst retaining a suitable balance of budget to meet costs for sites earlier in the programme.

98. Budget allocations for Aylesbury land assembly costs form part of the capital programme and are regularly reported to cabinet as an element of the Housing Investment Programme. Changes to programme activity which produce amendments to spend forecasts should be reflected in quarterly updates to cabinet, or otherwise in line with programme and budget reporting requirements.

#### BACKGROUND DOCUMENTS

Background Documents	Held At	Contact
None		

#### APPENDICES

No	Title
Appendix 1	AAAP Phasing Plan
Appendix 2	Leasehold survey report including schedule of non-council owned interests

#### AUDIT TRAIL

<b>Lead Officer</b>	Eleanor Kelly, Chief Executive	
<b>Report Author</b>	Jane Seymour, Development Partnership Broker	
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Strategic Director of Housing and Community Services	Yes	Yes
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