

**Reserved Matters Exercise - Same scenarios under proposed Articles**

**NOTE**  
 Some Reasons for RM Consent were that the Item was not provided for in the MTFP or Business Plan - RM 5e. Not Being in the Business Plan or MTFP will almost always be a reason for RMC - new RM 5 &/or RM 8. The shorthand in this exercise is "5e - NIBP" - Not in Business Plan.  
 The question for every request internally is: "Is it in The Business Plan?" If not - very likely to be RM. So, to reduce need for RM Consent, Management need to ensure better planning for allocation of Projects in the look-ahead Plans  
 In this exercise the presumption is that everything asked for IS in the BP, so is just an exercise in testing the other RMs  
 Once Agreed / In Tandem, a revised Delegation Policy will be issued for approval - itself a Reserved Matter under current RM 5a and new RM 31

Ref	Date	Item No	Title	Financial Amount	Which Current RM para? Why a RM?	Still a RM?	Comments
1	24.02.23	9b 9c	Inter-company dividend between Advance Northumberland (Housing) Limited and Advance Northumberland Limited Annual bad debt write off and arrears provision	£ 400,000	2d	No	BUT: Still needs Shareholder Approval & ORD Resolution by LAW
2			Housing	£ 57,885	6c	No	No, but see RM 35. Would be if cumulatively over £250k
3			Commercial	£ 125,019	6c	No	No, but see RM 35. Would be if cumulatively over £250k
4			Developments	£ 177	6c	No	No, but see RM 35. Would be if cumulatively over £250k
5		9d	Delivery of the Northumberland Small Business Service on behalf of NCC	£ 2,332,895	5f & 5e NIBP	No	
6	03.04.23		Appointment of 4 named Ind Non-Exec Directors		8b	Yes	RM 16
7	18.04.23		Approval of MTFP		Not actually RM - see 5b	Yes	RM 10
8	21.04.23	9b	Acceptance of NTA Brownfield Fund Grant re Phases 3 & 4, Wayside Point, Ellington	£ 1,293,727	5f & 5e NIBP	No	
9		11a	Proposed Directors of Advance Northumberland (Developments) Ltd's Management Companies		8a & 8b	No	Residential Property Management Companies are expressly excluded So allows nominal "incentives" to staff - but not Directors that remains RM 11
10		12b	updated Ascent Commission Policy		9c	No	But any departure from our Approved Policy is RM 6
11		12c	updated Advance Procurement Policy		5c	No	
12		13	Remuneration Committee approval of proposed Cost of Living Increase from April 2023		9d	No	RM 8 may apply if it cost £250k or cumulative change came to £500k likely to be in BP
13	19.06.23		APPROVE the placing of an order with Mone Bros Ltd for the removal of surplus materials in 3 stockpiles at the NEP1 site	£ 544,000	5e NIBP	Yes	RM 5 &/or RM 8 unless in BP
14			APPROVE the placing of an order via a framework procurement route that is compliant with the Public Contract Regulations 2015 with Arch Henderson Ltd	£ 243,760	5e NIBP	No	RM 8 may apply if cumulative change came to £500k
15	14.07.23	8a	APPROVAL of Grant receipt for Design fees budget for development of a 22,000 sq ft seven screen cinema with two restaurants and associated car parking on Plot 1. A fee budget capped at £600,000 for the design to construction tender receipt.	£ 600,000	5f & 5e NIBP	No	
16			APPROVAL to vary the existing agreement for lease to Reel Cinema to include a revised capital contribution of an additional £1m to a revised total of £3.4m, in stage payments as a contribution to fitting out of the cinema. To include a condition of a contract fallaway in the event the build price exceeds £6,900,000 excluding fees, together with the removal of the current condition of pre-letting the restaurant units.	£ 1,000,000	5e NIBP	Yes	RM 5 / RM / RM 7 unless in BP
17			APPROVAL of the net receipt realised from the sale of Plot 2 (currently ring fenced at £1m and subject to a retention), to be recycled into the funding of Portland Park which was initially approved by Board in March 2019.	£ 1,000,000	5e NIBP	No	
18		8d	Re-organisation of Project Management Team for Compliant Procurement. To move staff from Advance Northumberland (Developments) Ltd to Advance Northumberland (Financial) Ltd - in order to ensure compliant procurement with NCC for carrying out project management work directly under a PID.		4a, 4c, 5e NIBP, 8a,	Yes	RM 9 unless in BP
19			Proposed change name of Advance Northumberland (Financial) Ltd to Advance Northumberland (Projects) Ltd, to reflect the clear nature of the company's business of project management		3a	Yes	RM 29 unless in BP
20		8e	APPROVAL of the Group's Business Plan		5b	Yes	RM 9
21		8f	APPROVAL of disposal of 25 x residential units for a cumulative value of no less than £3,069,150	£ 3,069,150	4c	No	RM 4 is relevant, but is not meant for this type of disposal of loss-making houses, nor material: 25 out of c1100
22	24.07.23		incorporation of the usual residents' Management Company for the Allernburn and Bellingham developments.		2g	No	Residential Property Management Companies are expressly excluded
23	26.07.23		Replacement of Auditors		3c	Yes	RM 13 Also needs ORD Resolution by LAW
24	22.08.23		the entry by Advance Northumberland Ltd into the parent company guarantee with Lockton Companies LLP in the form attached to secure the potential liabilities of Advance Northumberland (Developments) Ltd at the Allernburn Manor site,		7c	Yes	RM 36
25			the deposit of £24,000 with the bankers of Checkmate to be held from the date of sale of the 1st dwelling for a period of 24 months after the sale of the final dwelling at the Allernburn Manor site.		linked to above	No	
26	01.09.23	7a	APPROVE a request to seek an additional £500,000 grant from NCC to complete Phase 2b (Market Place) Bedlington Town Centre Regeneration scheme.	£ 500,000	5f & 5e NIBP	No	
27		7b	APPROVE Delegation to the Group Executive Director for AN to retrospectively enter into a GFA variation for the additional £903k previously approved by NELEP and NCC.	£ 903,000	5f & 5e NIBP	No	
28		7e	APPROVE the requested East Ord development budget		5e NIBP	Yes	RM 8 unless in BP
29			APPROVE the request to seek an additional Loan Application of £2,000,000	£ 2,000,000	6a	No	
30		7f	APPROVE the requested Pennine Way, Bellingham development budget		5e NIBP	Yes	RM 8 unless in BP
31			APPROVE the request to seek an additional Loan Application of £1,500,000	£ 1,500,000	6a	No	
32		7g	APPROVE the purchase of the land at Moorside, Newbiggin-by-the-sea for £300,000 plus Stamp Duty	£ 300,000	5e NIBP	Yes	RM 5. Capital Expenditure over £250k unless in BP
33			APPROVE the request to seek a Loan Application of £4,250,000	£ 4,250,000	6a	No	
34			APPROVE the requested development budget		5e NIBP	Yes	RM 8 unless in BP
35		7h	APPROVE the purchase of this Hadston brown field site to accommodate the construction of 75 new homes and associated infrastructure for the sum of £125,500 plus Stamp Duty	£ 125,000	5e NIBP	No	RM 5 may apply if cumulative change came to £500k
36			APPROVE the request to seek a Loan from the NTCA Brownfield Fund for £900,000	£ 900,000	5f	No	
37			APPROVE the request to seek a Loan Application of £4,500,000	£ 4,500,000	6a	No	
38			APPROVE the requested development budget		5e NIBP	Yes	RM 5. Capital Expenditure over £250k unless in BP
39		7i	AUTHORISE the Company to enter all necessary contracts and agreements to deliver the Lyndon Walks Affordable project for NCC provided costs are within budget and procurement has been in accordance with the Company's approved procurement policy.		5e NIBP	No	As long as no net expenditure over £250k or cumulatively above £500k
40	13.10.23	9a	APPROVE the purchase of Longhorsley site to accommodate the construction of 55 new homes and associated infrastructure for the sum of £3,750,000 (excluding Stamp Duty), subject to Northumberland County Council loan facility approval.	£ 3,750,000	5e NIBP	Yes	RM 5. Capital Expenditure over £250k unless in BP
41		9b	APPROVE the sale of the Leasehold interest in:			No	
42			17B for the sum of £140,000 Plus VAT	£ 140,000	4c	No	RM 4 is relevant, but is not meant for this type of disposal of property at market value. Not a material asset.
43			17E for the sum of £65,000 Plus VAT	£ 65,000	4c	No	RM 4 is relevant, but is not meant for this type of disposal of property at market value. Not a material asset.
44			17G for the sum of £80,000 Plus VAT	£ 80,000	4c	No	RM 4 is relevant, but is not meant for this type of disposal of property at market value. Not a material asset.
45		9c	APPROVE the sale of the Freehold interest in units A & B North Road Industrial Estate, within Ramparts Business Park, together for the sum of £460,000 plus VAT.	£ 460,000	4c	No	RM 4 is relevant, but is not meant for this type of disposal of property at market value. Not a material asset.
46		9e	APPROVE the regrading of the Head of Finance to Director of Finance (an executive team role) with a commensurate uplift in salary (to £90kpa)	£ 25,000	8a, 8d, 9b	No	RM 8 may apply if cumulative change came to £250k

<b>Summary</b>	
Number of RM requests in total	46
Number that would still be RM	15 unless in BP
Number of matters no longer RM	31