



RECORD OF EXECUTIVE DECISIONS

The following is a record of the decisions taken at the meeting of **CABINET** held on **Wednesday 14 October 2020**. The decisions will come into force and may be implemented from **Monday 26 October 2020** unless the Corporate Overview and Scrutiny Management Committee or its Committees object to any such decision and call it in.

Medium Term Financial Plan(11) 2021/22 – 2024/25 [Key Decision: CORP/R/20/02]

Summary

The Cabinet considered a report of the Corporate Director of Resources which provided an update on the development of the 2021/22 budget and the Medium Term Financial Plan (MTFP(11)).

There continues to be significant uncertainty in terms of the financial settlement for local government and how the available funding will be shared between local authorities through the funding formula. The government was previously expected to publish a Comprehensive Spending Review (CSR) in summer 2019 covering a three year period. The CSR is now expected to be published in November 2020. Government are already indicating that there will be tough choices in relation to investment in public services, particularly in light of the huge budget deficit forecast the country faces as a result of COVID-19. There is also the added complication of the UK exit from the European Union and the impact this may have on public finances also.

It was also expected that the outcome of the Fair Funding Review (FFR), including the move to 75% Business Rate Retention, would be implemented in 2021/22. In line with the delay in the CSR it is now expected that the outcome of the FFR will not be implemented until 2022/23 at the earliest. This adds further uncertainty and complexity to medium term financial planning. The lack of clarity in relation to the CSR and FFR is exacerbated by uncertainties in relation to future council tax referendum levels, future funding of the Improved Better Care Fund, delays in the publication of the Social Care Green Paper, short term funding provided to local authorities in 2020/21 for adult and children social care pressures and funding for the High Needs Dedicated Schools Grant. This level of uncertainty is making financial planning extremely difficult and requires the council to be flexible and adaptable as it considers setting the 2021/22 budget and the medium term financial plan.

Financial planning within the council will ensure that the council is well placed to react effectively to any outcome, however planning with this level of uncertainty is not conducive to effective long term decision making.

Planning at this stage is on the basis that the council will lose a further £15 million of government funding over a five year transition period as a result of the outcome of the CSR and the FFR implementation in 2022/23. This position primarily reflects ongoing concerns regarding the expected utilisation of the Advisory Council for Resource Allocation (ACRA) methodology for apportioning Public Health Grant which would result in a loss of £18 million of funding. It has been assumed that the £17.6 million of one off funding received in 2020/21 for Adult and Children's social care pressures will continue on a recurrent basis.

At this stage it has been assumed that there are no net long term financial impacts from COVID-19 other than a short term depression in tax base increases. This applies to both increased cost pressures and loss of income. As the budget is refined, consideration will need to be given to the risk of reduced income and the extent to which this may be covered through the government's Income Guarantee Scheme going forward and the extent of COVID-19 expenditure pressures and future government support that may be available. This position will be kept under review and assumptions will be amended if it becomes apparent that there will be a financial impact in 2021/22 and across the MTFP.

In line with previous practice the MTFP financial forecasts have been reviewed. Additional savings of £42.7 million are currently forecast to balance the budget over the 2021/22 to 2024/25 period. Savings are forecast to be required in all years of MTFP(11) as budget pressures and the impact of funding reductions outstrip the council's ability to generate additional income from business rates and council tax.

The achievement of an additional £42.7 million of savings over the next four years will undoubtedly be extremely challenging – more so given the level of savings already made. The emphasis since 2011/12 has been to minimise savings from front line services by protecting them wherever possible whilst maximising savings in management and support functions and by generating additional income. The opportunity for further savings in these areas is becoming much more difficult following ten years of austerity and the delivery of £244 million of savings up to 31 March 2021.

The total savings required at this stage for 2021/22 to balance the budget amount to £12.8 million. A sum of £3.3 million of the savings already agreed in MTFP(10) are available in 2021/22. This leaves a savings shortfall at this stage of £9.5 million to balance the budget next year.

Additional savings plans are being developed to enable the council to be able to react to the outcome of the 2021/22 local government finance settlement which is expected to be announced in December 2020, although this will very much be influenced by the publication date of the CSR. If required, the council is able to utilise the Budget Support Reserve (BSR) to assist in balancing the budget in 2021/22. The current balance on the BSR, as reported to Council on 26 February 2020 is £16.4 million.

To enable the council to be able to set a balanced budget for 2021/22, a range of options will need to be considered including additional savings and utilisation of the BSR. The level of savings shortfall will be influenced by the local government settlement and the ongoing impact of budget pressures resulting for COVID-19.

Decision

The Cabinet:

- a) noted the assumptions made in relation to COVID-19 at this stage of preparing MTFP 11 and that these assumptions will be reviewed as the MTFP is refined and when further information is received in relation to the council's financial settlement;
- b) noted the requirement to for savings of £49.0 million for the period 2021/22 to 2024/25;
- c) noted the £6.337 million of savings for the period 2021/22 to 2024/25 were previously agreed in MTFP(9) and (10);
- d) noted this leaves a forecast £42.7 million savings shortfall across MTFP(11) although this forecast could change significantly based upon outcomes of the Comprehensive Spending Review, the Fair Funding Review and after addressing future base budget pressures being faced by the council especially resulting from COVID-19;
- e) noted that at this stage additional savings of £9.5 million are forecast to be required to balance the 2021/22 budget;
- f) agreed the high level MTFP(11) timetable as set out in the report;
- g) agreed the approach outlined for consultation;
- h) agreed the proposals to build equalities considerations into decision making.

County Plan Adoption [Key Decision: REG/04/20]

Summary

The Cabinet considered a report of the Corporate Director of Regeneration and Economic Growth which sought approval to recommend that Council agree the adoption of the County Durham Plan.

The County Durham Plan seeks to ensure that County Durham is a successful place to live, work, invest and visit by focussing on supporting and creating vibrant communities.

The Plan has been through a number of stages of consultation and was subsequently submitted for examination on 28 June 2019. A Planning Inspector was then appointed by the Secretary of State to examine the Plan. Public hearings took place between 22 October and 5 December 2019 with one additional hearing to discuss housing matters on 6 February 2020.

On 20 February 2020 the Inspector wrote to the Council to state that following the hearings he had concluded that the plan was likely to be capable of being found sound subject to a number of Main Modifications being made. A public consultation on all of the proposed modifications took place between 26 May 2020 and the 21 July 2020 with additional measures in place to ensure the consultation could proceed during the Covid19 pandemic. 503 comments were received on the modifications from 102 respondents including one petition relating to the Barnard Castle relief road.

Following consideration of the full responses to this consultation the Inspector published his final report on the local plan examination on 21 September 2020. The Inspector concluded that the County Durham Plan was sound subject to Main Modifications being made to the Plan prior to adoption.

The Cabinet were reminded that the Council has a duty under Section 149 of the Equality Act 2010 to have due regard to the need to (a) eliminate discrimination, harassment, victimization and any other conduct that is prohibited under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

An Equality Impact Assessment has been undertaken to inform the Plan as it progressed. The Equality Impact Assessment was reviewed and updated throughout the Plan process. No negative impacts on equality are identified in the Equality Impact Assessment which indicates that the Plan is likely to have a positive impact across all of the protected groups.

Relevant stakeholders have been consulted and where possible, their comments used to shape the Plan and ensure that the council meets its Public Sector Equality Duty. The Plan has been developed, consulted on and independently examined in accordance with relevant legislation and having had due regard to all relevant factors, it is not considered that any issues have been identified which would prevent the adoption of the Plan from an Equalities perspective.

This report recommended that the Council, as local planning authority, adopts the County Durham Plan incorporating all modifications. On adoption of the Plan, it will replace all saved policies from the former district local plans and a number from the minerals and waste local plans.

As soon as reasonably practical following adoption of the Plan, regulations require the Council to make available the County Durham Plan, an Adoption Statement, the Sustainability Report, the Sustainability Appraisal Post Adoption Statement and Habitats Regulations Assessment Adoption Note.

On 16 July 2020 the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 changed the requirements relating to making copies of the development plan documents available for inspection at Council buildings as set out in Regulation 35 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

Councils can now comply with Regulation 35 by making development plan documents available on their website. This change applies from 16 July 2020 until 31 December 2020. Following adoption of the Plan, a person aggrieved by the Plan, may under Section 113 of the Planning and Compulsory Purchase Act 2004, make an application to the High Court to challenge it. Such an application must be made within six weeks of adoption.

Decision

The Cabinet made the following recommendations that Council:

- a. considers the content of the Inspector's Final Report into the Examination of the County Durham Plan;
- b. adopts the County Durham Plan 2016-2035, incorporating the Main Modifications as set out in the Inspector's Final Report and other Additional Modifications. In doing so, this will replace the saved policies from the former district local plans and a number of policies from the existing Minerals and Waste Local Plans;
- c. subject to recommendation (b), that the Council approves the updated Policies Map, incorporating the Main Modifications as set out in the Inspector's Final Report;
- d. authorises the Corporate Director of Regeneration, Economy and Growth in consultation with the Portfolio Holder for Economic Regeneration to make any necessary minor textual, presentational or layout amendments to the County Durham Plan 2016-2035;
- e. notes the content of the Adoption Statement prepared in accordance with Regulation 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) Post Adoption Statement (PAS), prepared in accordance with Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Council housing delivery – Durham County Council development potential

Summary

The Cabinet considered a report of the Corporate Director of Regeneration, Economy and Growth which provided Cabinet with the information requested at its March 2020 meeting detailing the business case to begin building council housing and to seek approval to begin a programme of council house building from 2021 – 2025.

On 18 March 2020 Cabinet considered a report on the potential for the Council to build homes for rent. The report outlined the strategic case for council house building and identified a number of issues that required further work before an informed decision could be made. Cabinet noted the strategic argument for the Authority to intervene within the housing market by directly building and owning Council houses; and, agreed to the development of a business plan and associated strategy which will be the basis of a future report.

The report outlined the ‘business case’ for the Council becoming actively involved in the direct delivery of affordable homes in order to assist the market in meeting housing need in the County.

There is a strategic case for the Council to become actively involved in delivering affordable homes across the County. The County Durham Housing Strategy 2019 to 2024 has two key objectives that support this initiative. Firstly the strategy seeks to maximise the delivery of affordable homes in the County and secondly there is a commitment to deliver homes to meet the needs of older people and support people to live independently for as long as possible. The proposal in this report is central to the Housing Strategy and represents a direct contribution to achieving both objectives in areas of housing need across the County. At this particular time, a new building programme will also support the ongoing economic and community recovery from the Covid 19 pandemic.

There is an annual requirement to deliver 836 affordable homes and actual delivery falls well short of this requirement. The Housing Strategy seeks to increase the delivery of affordable homes to meet the identified gap and additional new homes for rent can form an important part of the strategy.

Three options were considered:

- (a) do nothing;
- (b) provide direct capital grant to partner Registered Social Landlords (RSLs) to increase affordable housing supply;
- (c) provide capital grant to support a Durham County Council new build programme.

Although options (b) and (c) deliver additional new affordable homes for rent, the latter option results in a significant asset being owned by the County Council as a result of its investment, rather than the Council's investment resulting in a partner RSL increasing the value of its asset base. In view of this option (c) was recommended to Cabinet.

New Council building will help meet a proportion of the annual shortfall in supply of affordable homes. At this stage a focus on bungalow accommodation with a mix of general needs housing would be a focus for any new programme. In addition to this proposal, officers are working on other delivery models to help bridge the gap between affordable homes required and those being delivered. Such interventions could include direct purchase of existing homes and working with house builders to include council housing on a larger scale. The financial modelling that has been undertaken shows that in order to implement a sustainable house building programme significant capital subsidy is required as the affordable rent income would not support the development and build costs together with the ongoing revenue implications. The capital subsidy would come from Homes England Grant, S106 funds, local authority land appropriation and a direct capital subsidy per property from the Council's capital programme.

On 10 September, Homes England published details of its Affordable Homes Programme 2021 to 2026. Nationally, £7.39 billion has been made available to provide grants to deliver up to 130,000 affordable homes over the five year period. Appropriate applications will be made to Homes England to benefit from this programme.

The scale of any development programme has also been considered within the financial modelling. A 500 homes programme would result in a total capital spend of approximately £70 million which would help support the local construction industry and associated supply chain during the extended Covid 19 recovery period. It is envisaged that emerging work with Procurement on a Durham Local Wealth Building programme will ensure that local communities and businesses have the opportunity to benefit. The programme would require direct capital subsidy of approximately £25,000 per property (£12.5 million in total) to be met from the Council's capital programme. The modelling is based upon Durham County Council land being appropriated and this will impact upon the current asset disposal programme resulting in approximately £3.16 million being forgone in capital receipts.

The Council has already budgeted for £1 million over the next two financial years and this will be able to support the various costs associated with delivering the build programme. The modelling has been based on 'affordable rents' being charged. These are rents at a level up to 80% of the market rents and would be similar to those charged by the Registered Providers (RPs) operating in Durham.

Any development supported by Homes England Grant would be supported by a 'Framework Delivery Agreement' which would specify that the properties can be let at affordable rents.

Council capacity to deliver a new build programme and ongoing housing management and maintenance is limited. The report therefore suggests that a mix of internal and external capacity is procured to develop and deliver the programme and that housing management and maintenance services are provided by a partner Registered Provider until such time as the scale of council home ownership and income supports consideration of an in house service. The Council closed its Housing Revenue Account in 2015 when it transferred its housing stock to Believe.

As part of the closure of the account Government agreed to write off the debt on the account amounting to £130 million. It is a legal requirement to have a Housing Revenue Account once the Council owns 200 homes. Currently the council owns 17 residential properties which are held in the general fund.

It is a requirement of s76(3) of the Local Government and Housing Act 1989 that a budget is set that does not result in a deficit. As such the capital subsidies identified in the report are needed to ensure that is the case. In addition, the Council will need to seek the Secretary of State's confirmation that the Government will not seek to reinstate the £130 million debt that was written off at the time of stock transfer. Such confirmation has been provided in recent years to councils that have started a house building programme.

New homes for rent will be let under Secure Tenancies. As a consequence, they will be subject to the Right to Buy (RTB) with tenant discounts in line with legislation. The RTB scheme has a cost floor rule that reduces the tenant discount to zero in the event that the cost floor (ie the cost of building the property) is higher than the RTB value with discount. These cost floor provisions apply for 15 years in the case of new homes being built by the Council. As such the cost floor rules will effectively prevent purchases with any discount for 15 years and after that period RTB purchases with discounts would apply.

Decision

The Cabinet:

- (a) agreed to begin a Council house building programme of up to 500 homes over the period 2021 – 2026, with annual programme reviews;
- (b) provided additional capital funding of £12.5 million from the Council's Capital Programme over the same period.
- (c) agreed the use of £1 million allocated in the 2020/21 and 2021/22 General Fund budget to provide the capacity and expertise to develop and deliver the house building programme;

- (d) agreed the principle of appropriating Council land at nil cost to facilitate the new build programme;
- (e) agreed the principle of setting rents at affordable levels subject to a more detailed report on rent setting strategy;
- (f) noted that the successful delivery of the programme will require the Council to re-establish a Housing Revenue Account and to seek confirmation from the Secretary of State that the previous write off of HRA debt will not be resurrected;
- (g) agreed to receive a further report on the proposed build programme for 2021/22 and the indicative programme for 2022 – 2026.

Towns and Villages Strategy

Summary

The Cabinet considered a report of the Corporate Director of Regeneration, Economy and Growth which sought approval for the refocused approach to the regeneration of towns and villages across the county.

On 12 December 2018, Cabinet agreed an initial report that sought to address the issues that had been identified by local communities as most important to them. The issues ranged from the need to support local retail to problems with vacant buildings and land, the condition of the environment and the impact of private landlords and empty properties, with a range of pilot activity commenced to address some of these immediate priorities. The report acknowledged that the Towns and Villages programme should be aligned to existing regeneration activity, assist in accelerating the delivery of projects and tackle issues which were prioritised by communities.

The County Durham Towns and Villages Strategy provides the opportunity to enable the accelerated delivery of council strategies and priorities through a greater understanding of both the needs and opportunities that exist within communities. This will be evidence led using a consistent people based evidence base; to align both Council and partner activity in what is planned; to realign activity to ensure that it meets the specific needs of the communities and then use allocated funding to strengthen and maximise the outcomes particularly related to community resilience and increasing confidence in the most disadvantaged areas.

Since the original Towns and Villages Cabinet report, the Covid 19 pandemic has become one of the most profound challenges society has faced in more than a generation. During the pandemic, the Council has worked with national, regional and local partners to protect our communities and plan for recovery.

In particular, the need to develop and strengthen community capacity and resilience going forward is a clear priority in ensuring a strong economic and healthy future.

In order to ensure that the delivery of the council's priorities and themes are also directed to the regeneration areas where the biggest impacts are possible, an evidence base has been developed using Middle Super Output Areas. There are 66 MSOA geographies across County Durham and this provides the best understanding of issues within a community. It is important that there is a sense check of the issues identified reflecting that whilst the boundaries are largely in alignment there are some minor discrepancies when compared against the 63 electoral wards. Whilst MSOAs are used to collate evidence to inform consultation, the information gathered will be reflected as places that communities recognise.

The Towns and Villages Strategy will overlay current activity and projects with a view to improving benefits to our communities by aligning current investment and initiatives to ensure that local priorities are enhanced with funding directed to the most disadvantaged areas.

Significant consultation has already taken place with communities and Area Action Partnerships (AAPs) which include local members, members of the voluntary and community sector, business and the public. This early engagement has helped to shape many of the council's strategies including the Vision, the County Durham Plan and the Housing Strategy. This coupled with a consistent evidence base means that the Towns and Villages Strategy, reflects a detailed understanding of the needs and opportunities of our communities. This engagement will continue as part of the further development of the Towns and Villages investment proposals and will be reflected in further updates to cabinet early in 2021.

Decision

The Cabinet:

- (a) agreed the County Durham Towns and Villages Strategy;
- (b) endorsed the evidence-based approach to prioritising projects for regeneration;
- (c) supported the on-going discussions with Area Action Partnerships in developing a programme of activity going forward;
- (d) agreed to receive a further report, detailing the Towns and Villages Investment Plan following discussions with the Area Action Partnerships; and
- (e) agreed to delegate authority to the Corporate Director of Regeneration, Economy and Growth and the Corporate Director of Resources, in consultation with the portfolio holders for Economic Regeneration and Deputy Leader and Finance, to approve any changes to the pilot programme as identified for this financial year.

Durham Children Safeguarding Partnership Annual Report 2019-20

Summary

The Cabinet considered a joint report of the Corporate Director of Children and Young People's Services and Corporate Director of Neighbourhoods and Climate Change which presented the Durham Children's Safeguarding Partnership (DCSP) Annual Report for 2019-20. The report described the local governance arrangements and structure of the DSCP and provided information on the safeguarding arrangements that were introduced in 2018/19 through the Children and Social Work Act 2017.

Decision

The Cabinet endorsed the Durham Children Safeguarding Partnership Annual Report for 2019-20.

Annual Report 2019/20 County Durham Safeguarding Adults Board

Summary

The Cabinet considered a joint report of the Corporate Director of Adult and Health Services and Corporate Director of Neighbourhoods and Climate Change which presented the Annual Report of the County Durham Local Safeguarding Adults Board 2019/2020 which provides assurance on safeguarding adults across County Durham. The Annual Report outlined progress against the strategic priorities, the peer review recommendations about the voices of adults and practitioners, and, the early response to the Covid 19 emergency. In the light of Covid 19 the statutory partners have been meeting to discuss and formulate a Covid 19 Recovery Plan. The Recovery Plan was finalised prior to publication and was included within the Annual Report.

Decision

The Cabinet endorsed the County Durham Safeguarding Adults Board report for 2018-19.

Corporate Parenting Panel Annual Report 2019-20

Summary

The Cabinet considered a report of the Corporate Director of Children and Young People's Services which presented the Corporate Parenting Panel Annual Report for 2019-20. Following the 2016 Ofsted inspection, a number of changes were implemented to strengthen political and management oversight and increase the voice of children and young people.

The September 2019 Children's Services Ofsted inspection report stated the Corporate Parenting Panel is effective and is maintaining good political and strategic governance of children in care and care leavers. To ensure the voice of the child is reflected in the work of the Corporate Parenting Panel, it was agreed that young people from the Children in Care Council, supported by officers from the Partnerships Team, would develop the Corporate Parenting Panel's Annual Report.

Decision

Cabinet endorsed the Corporate Parenting Panel Annual Report for 2019-20.

Witton Gilbert Allotments

Summary

The Cabinet considered a report of the Corporate Director of Regeneration, Economy and Growth which sought authority from Cabinet to make a Compulsory Purchase Order pursuant to section 25 and section 39 of the Small Holdings and Allotments Act 1908 in respect of the land at Witton Gilbert allotments ("the Order"). The report also sought authority to take all ancillary steps necessary in order to secure the confirmation of the Order and purchase of the Land.

Witton Gilbert Parish Council (WGPC) currently rents the land at Witton Gilbert. The Parish Council sub-lets the Land to local residents for use as allotments. The freehold owner placed the Land on the market. The Parish Council made an unsuccessful bid to purchase the Land with the Land eventually being sold to a third party on 7 May 2019. On 29 July 2019, solicitors acting for the new freehold owners served a notice to quit the Land on WGPC.

Section 25 of the Small Holdings and Allotments Act 1908 empowers local councils to compulsorily acquire land for the purposes of providing allotments. Compulsory Purchase Order (CPO) powers are given to both parish and county councils. However, where a parish council seeks to exercise such powers, it must do so via a request to the county council, who may exercise the CPO powers on behalf of the parish council.

If the county council is agreeable to exercising its CPO powers on behalf of the parish council, the county council shall make the CPO on the basis that the land is to be transferred to the parish council in the event the order is confirmed and the parish council must meet all of the expenses incurred by the county council in making the order.

WGPC has formally requested the County Council's' assistance in making a CPO in respect of the Land. WGPC submitted a comprehensive justification as to why the County Council should make the Order.

On 27 May 2020, the Council's Interim Corporate Director of Regeneration, Economy and Growth resolved to use delegated powers to formally corporately acknowledge support for WGPC's request for the County Council to exercise its CPO powers on behalf of WGPC subject to detailed legal and other procedural matters being satisfactorily determined including a formal resolution to make a CPO being made appropriately. Subsequently, both the County Council and WGPC have attempted to negotiate with the Freehold Owners. All attempts at negotiation in order to voluntarily acquire the Land have been unsuccessful however, attempts to negotiate remain ongoing. The County Council is satisfied that there is a need for allotments in the vicinity of the land and that there are no suitable alternative sites which would be available. WGPC has also entered into a legal agreement to pay the County Council's fees.

Decision

The Cabinet agreed to:

- (a) resolve that the use of Compulsory Purchase powers under section 25 and section 39 of the Small Holdings and Allotments Act 1908 and powers in relation to new rights under Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 are justified in order to facilitate the provision of allotments on the Land outlined in the CPO Plan;
- (b) approve the draft County Council of Durham (Witton Gilbert) Compulsory Purchase Order 2020, the map comprising the Land and the draft Statement of Reasons made in support of the Order (*the Statement of Reasons*);
- (c) resolve to authorise the making of the County Council of Durham (Witton Gilbert) Compulsory Purchase Order 2020 under section 25 of the Small Holdings and Allotments Act 1908;
- (d) authorise the Head of Legal and Democratic Services to make such changes to the draft Order, the Map (within the red line boundary as shown on the Map) and Statements of Reasons as considered necessary;
- (e) authorise the Head of Legal and Democratic Services to take all necessary steps to secure confirmation of the Order and the acquisition of all third party interests in the Land and any new rights and the removal of all occupants from the Land. This authorisation includes the publication and advertisement of the Order, serving appropriate notices, seeking confirmation of the Order, taking all steps to acquire relevant interests and such other steps as deemed appropriate by the Head of Legal and Democratic to facilitate the provision of allotments on the Land;
- (f) authorise the Head of Legal and Democratic Services following confirmation of the Order to publish and serve all appropriate notices of confirmation of the Order and to make one or more

- general vesting declarations or serve notices to treat and notices of entry (as appropriate) in respect of the Land;
- (g) authorise the Head of Legal and Democratic Services to initiate or take part in any arbitration or proceedings before the Upper Tribunal (Lands Chamber) or the Courts in order to resolve any disputes as to compensation or other payments payable for any interests in the Land or arising from the making or confirmation of the Order or securing possession of any part of the Land or title to any part of the Land or the removal of any occupants or apparatus of statutory undertakers or communication code operators.

Helen Lynch
Head of Legal & Democratic Services
16 October 2020