

Date/Time 20 th June 2025 12:30 – 16:10	Venue Wansbeck Workspace Conference Room and via Teams *
In attendance: Directors: Cllr Jeff Reid Hilary Florek Steven Harrison Adam McGhin* Andrew Moffat Iain Slater William Thompson David Warburton Present: Paul Errington Chris Healy Richard Mansel Andrew Mowbray Gary Hudson (Items 8.1, 8.2 & 8.3) Kathryn Hutchinson (Item 8.1) Kim Grant (minutes) Apologies: Jan Willis	Chair & Non-Executive Director Non-Executive Director Chief Executive Officer Non-Executive Director Non-Executive Director Non-Executive Director Director of Governance & Sustainability & Company Secretary Non-Executive Director Advance Northumberland Director of Ascent Homes Advance Northumberland Developments & Investments Director Advance Northumberland Director of Finance Advance Northumberland Director of Projects Advance Northumberland Personal Assistant NCC Executive Director of Finance (s151 Officer) & CSR

1.0	Notice, Quorum & Apologies for Absence
1.1	The Chair welcomed the attendees to the meeting and declared the meeting quorate.
1.2.	The Chair reported that apologies for absence had been received from Jan Willis.
2.0	Declarations of Interest
2.1	The Chair stated that the Board's written declarations were recorded as a general notice.
3.0	Minutes of the Previous Meetings & Matters Arising
3.1	The minutes of the previous meetings held on 25 th April 2025 were REVIEWED and AGREED .
3.2	Actions from previous meeting:
3.2.1	The Actions and updates were accepted as per the updated Actions summary table.
4.0	Health & Safety Update
4.1	HSE Report – May 2025
4.1.1	The Executive Director of Governance & Sustainability & Company Secretary, W Thompson introduced the report, the purpose of which was to update Board on Health & Safety matters and statistics for the month of May 2025.
4.1.2	The Board discussed the report, and the following questions/points were raised.
4.1.3	W Thompson confirmed that there were no RIDDOR's, no Lost Time Accidents and only one Minor Accident during May.
4.1.4	W Thompson confirmed that eighteen hazards/near misses were reported during May, thereby maintaining a consistent level from the previous month. This exceeded the monthly goal of eleven and demonstrated a real buy-in to the safety message from across the Group.
4.1.5	W Thompson noted however that six incidents were reported in May, an increase of three on the previous month.
	The Board:
4.1.9	• NOTED the contents of the report.
5.0	Corporate Risk Register Review

5.1	W Thompson presented the report, the purpose of which was to set out the proposed updates to the Corporate Risk Register, following reviews by ERMG on 7 th May 2025 and 11 th June 2025.
5.2	The Board discussed the report, and the following questions/points were raised.
5.3	W Thompson confirmed that the Corporate Risk Register was reviewed on an 8-weekly cycle by the Executive Risk Management Group (ERMG). However, because of recent events, it was deemed appropriate to hold an additional review to ensure that the risk register remained an accurate reflection of pertinent risks.
5.4	W Thompson stated that there were two ERMG Reports in the pack, reflecting the additional Review, and as he expected Board to have read both, he wished to direct Board to the latest Report since that reflected the most up to date position.
5.5	W Thompson presented an additional report which set out an addendum to the ERMG review of the Corporate Risk Register dated May 7 th , 2025. It documented a review of the risks with action due dates associated with Executive Leadership Team (ELT) meeting on 11/06/2025.
5.6	Following the additional review on 11/06/25, the revised red risks for the business had reduced from five to the following three: ■ [REDACTED] ■ [REDACTED] ■ [REDACTED]
	The Board
5.7	NOTED the contents of this report. NOTED the updated Corporate Risk Register, as reviewed on 7th May 2025, included as Appendix 1. NOTED the contents of the addendum report and that the Corporate Risk Register would be updated accordingly.
6.1	CEO's Report
6.1.1	The Chief Executive Officer, S Harrison, presented key areas of the report.
6.1.2	The Board discussed the report, and the following questions/points were raised.
6.1.3	S Harrison stated that, with regards to the finances, Board had agreed a budget based on the refinancing proposals for the company which had not yet been approved by Northumberland County Council (NCC) and therefore not yet implemented. S Harrison went on to state that it had been hoped that the refinancing proposals would be taken to Cabinet on the 10th of July 2025, but this had now been slightly delayed and was possibly moving to the 29th of July 2025.

	S Harrison asked the Board to note that there was a danger that the re-financing package, consisting of the debt for equity swap and the revolving credit facility, may need to be split as it would potentially be easier to get the debt for equity swap approved due to the interest rates being used within the revolving credit facility.
6.1.4	S Harrison confirmed that there had been very little change at the moment resulting from the recent local elections. There would be some impact in terms of the Reform party having a significant place on various committees across NCC (due to their unfamiliarity of Advance Northumberland [AN]). Plans were underway to introduce AN to the new councillors.
6.1.5	S Harrison confirmed that the proposal put forward by AN regarding the recruitment of a new Board Chairman had been approved by NCC. AN would commence the recruitment process but it was thought this was unlikely to be completed by the next Board meeting on the 4th of September 2025. Action: SH to write to the Shareholder requesting an extension to the current Chair's contract beyond the current end date of the 12th of August 2025.
6.1.6	A Mowbray gave a summary of current projects. Bedlington Town Centre practical completion was achieved on 20th May 2025. Soft marketing was underway for the town centre units. The RIBA stage 4 design for Richard Stannard House was completed and the commercial review and procurement was underway. Due to resource issues and the implementation of Coins, the procurement process had been delayed by six weeks. The delay was being factored into the business case and the Cabinet approval process at NCC to confirm a new start date, but this was likely to be during September 2025, following NCC and AN final sign off. Planning approval was granted on the 14th of April for Portland Park Cinema, with the subsequent decision notice following on the 15th of May. Due to the high quality of tender submissions for the 1st Stage of the development and the number of commercial clarifications received, the process was extended. The price and quality evaluation was completed on 3rd June; the contractual terms and conditions of the tenderers were now being assessed with a projected finalisation date of w/c 23rd June. All contract works with Esh were now complete at the dock at Northumberland Energy Park. ESH had now demobilised and completed the snagging works. A Moffat asked who would be responsible for the berth if the appointed dock operator did not have sole use of it.

	Following the [REDACTED], the team's designers had carried out additional investigations and noted that there may still be potential for development. A further report was expected.
6.1.8	S Harrison gave a summary of the Homes portfolio confirming that the occupancy rate was currently 92.8% against an end of year target of 95%. Proactive work was ongoing to optimise the void refurbishment programme. This included detailed analysis of the pipeline, budgetary constraints, a Capex assessment, economies of scale, and procurement. An expression of interest had been submitted to the North East Combined Authority (NECA) to access £2.3m of their Brownfield Housing Fund, to facilitate acquisition, demolition and construction costs for delivery of the Hirst Masterplan Pilot scheme. The application was in ANHL's name, so, if successful, it would put the company in a good position to lead progress of the masterplan. Following a question from A Moffat, S Harrison stated that he was not aware of any conditions attached to the funding at the moment.
6.1.9	C Healy gave a summary of the Commercial portfolio. The business's rent collection rate had been significantly behind target due to [REDACTED]. However, payment was received on 13th May, bringing the account back into line. [REDACTED] had since confirmed that the debt had arisen due to operational changes within their Finance team and that processes had been updated to prevent this from occurring in the future. Excellent progress was being made in decanting tenants from Ashington Workspace following the disposal of the asset in March 2025. One tenant had moved to Blyth Workspace, and 11 virtual office customers had been transferred to Wansbeck Workspace. During June and July 12 tenants would transfer to Wansbeck Workspace, bringing occupancy of that building to 98% and increasing revenue by [REDACTED] per annum. Ashington Workspace was expected to be fully vacated during September 2025. Those colleagues impacted by the closure had been informally consulted to date. Formal consultation would begin imminently with the aim to avoid compulsory redundancies if possible. Manor Walks was a key part of the Business Plan where footfall had continued to grow during May with a 5.4% month on month increase and a 3.1% increase for the year to date. The demise of Poundland (units at Manor Walks and Blyth) would have a detrimental impact of potentially up to [REDACTED] on the Group's PBT. Rents for those units were typically low in any event, and it may be that the losses could be mitigated through attraction of better tenants. Alternatively, both sites could lead to improved development opportunities (enhancement of the Western Entrance

	project at Manor Walks and redevelopment of Westgate House in Blyth). Further updates would be brought to Board in due course
6.1.10	W Thompson gave the Board a summary of Corporate Services. Seven complaints were made during May – all relating to Ascent Homes. The predominant theme remains the standards of roads, kerbs and paths in completed areas of developments. Organisational changes had been made to the Customer Support team and a new Customer Services Advisor had been recruited. A review of processes was also underway. One FOI request was made for a copy of the current Publication Scheme. The information online related to 2023, and the requester queried why information was out of date. The update from 2024 was not visible. This had since been rectified by the Marketing team and the update from August 2024 had now been correctly added to the web page. The information would however need to be updated again for 2025 to reflect the changes in ELT and provide procurement related data. There were two data breaches in May – both relating to incorrect email addresses with messages intended for colleagues having been sent to external third parties. The Head of Homes and Head of Commercial had been asked to review the communication channels used by their teams for any discussions around tenant arrears, to remove the use of emails. For example, a Teams Channel could be used for internal conversations and eliminates the risk of sending emails to an unintended recipient. The Sickness Rate at 2.22% was lower than the allowance target of 3% (CIPD benchmark) although Homes' sickness rate was again above target for the month. The mandatory training completion rate was 88% (7% lower than the target), and a 5% drop since last month. Additional courses were added to the staff's requirements in May which impacted the completion rate. Worthy of note was the business's leadership programme, which was now at the halfway mark, with excellent feedback being received in respect of the content and delivery. The Aspiring Leaders programme commenced in January 2025, with seven colleagues taking part in the first cohort. The group was working on a project to be presented to ELT in July 2025.
6.1.11	S Harrison stated that, as part of an ongoing supplier engagement strategy, Advance Northumberland and Ascent Homes hosted the first in a series of local supplier events in Berwick in May. The event aimed to connect with local trades, suppliers, and businesses to support future packages of work and promote regional economic growth. Over 30 attendees participated, including suppliers, tradespeople, landowners, local businesses, and a Town Councillor.

6.1.12	W Thompson gave the Board an update on the Advance Green Futures sustainability company. Approval of the establishment of Advance Green Futures as the Sustainability Business that will deliver BNG as its first business division remains in abeyance until shareholder approval. However, due diligence work and discussions around debt funding for the Habitat Bank property transfer have begun with NCC officers. Land at Potland Burn in the ownership of AN(Developments) Ltd was registered as a Habitat Bank with Natural England on 28th April, in readiness for the establishment of the new company. Initial discussions have commenced with [REDACTED] [REDACTED] project. Advance Northumberland had engaged with [REDACTED] and their ecologists had sent through their requirement of [REDACTED]. The potential revenue for Advance Green Futures could be up to [REDACTED], [REDACTED] [REDACTED] [REDACTED] A Moffat asked whether there was any legislation in place dictating decided what Advance Northumberland could do with the money. W Thompson confirmed that this would depend on the buyer, but strictly the obligation was on Advance as to how it was accounted for.
	The Board
6.1.13	• NOTED the contents of the report.
7.0	Finance Director's Report
7.1	The Finance Director, R Mansel, presented the May financial performance data.
7.2	The Board discussed the report, and the following questions/points were raised.
7.3	R Mansel stated that the delay to the financial restructure was having a slight impact on our performance versus budget currently, but we were close to budget in terms of forecast.
7.4	R Mansel stated that there were still some improvements to be made in terms of underlying performance. For example, we were slightly behind in terms of voids which were 2% higher than forecast in housing. There were several vacant properties within commercial which were currently under review.
7.5	R Mansel confirmed that we were forecasting to be on track for profit this year and hopefully exceed it with some additional opportunities that were currently being reviewed.

	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
8.1.4	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED]	[REDACTED] [REDACTED]
	The Board:
8.1.6	• NOTED the contents of the report.
8.1a	NEP1 [REDACTED]
8.1a.1	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
8.1a.2	[REDACTED] [REDACTED]
8.1a.3	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
8.1a.4	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

8.1a.5	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
8.1a.6	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
8.1a.6	[REDACTED] [REDACTED] [REDACTED] [REDACTED].
8.1a.7	Following a question from J Reid regarding future proofing, S Harrison confirmed that Advance Northumberland's legal team [REDACTED] [REDACTED] [REDACTED] [REDACTED]
8.1a.8	A Moffat asked whether there had been any thought to having 3rd party input into this to address the concerns. S Harrison commented that he was confident AN had sufficient experience and expertise with its own Chartered Surveyors to assess the issues raised. C Healy noted that there had been countless meetings had been held with [REDACTED] to discuss what Advance Northumberland may need to protect against legally and what that framework allowed us to do moving forward. A Mowbray commented that this was the culmination of over a year of negotiations with several experts.
8.1a.9	D Warburton commented that this whilst this was a big project, there were other decisions that the Board were being asked to make which could have potentially bigger financial consequences. There was a degree of complexity due to the involvement of the power industry, the statutory bodies, the multiple options etc., but the financial risk [REDACTED] was the decision Board was being asked to make.
8.1a.10	A Moffat questioned whether the company should be considering reputational risk.

	[REDACTED] [REDACTED] [REDACTED]
8.1b.2	[REDACTED] [REDACTED]
8.1b.3	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
	The Board
8.1b.5	• NOTED the contents of the report.
8.1c	NEP2 - [REDACTED]
8.1c.1	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
8.1c.2	[REDACTED] [REDACTED]
8.1c.3	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
8.1c.4	[REDACTED] [REDACTED] [REDACTED]
8.1c.5	[REDACTED] [REDACTED]
8.1c.6	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
8.1c.6	[REDACTED]

	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] Action: Provide a financial summary including timings, certainties, inputs and outputs. CH/RJM
8.1c.7	[REDACTED] [REDACTED] [REDACTED] Action: Seek to mitigate the NEP risk by undertaking the contract signings at the same time. SH
8.1c.8	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] W Thompson commented that, as there cannot be a guarantee of “no risk”, his summary of a Director’s duties was for a Director to evaluate the position, exercise their own independent judgement, and if they believed an action would be for the benefit of the company, then they should exercise that independent judgment accordingly. He said that he was supportive of the proposals and believed they were for the benefit of the company.
8.1c.9	D Warburton stated that he was happy to approve the proposal but would have liked to see the three proposals tied together. He knew how important it was for this to happen to unlock the bigger picture but as a Director of Advance the challenge around the risk of [REDACTED] was only explained today by the presentation of the links between it all and the aggregation. The individual reports had to be understood in combination and that's why the summary was important. S Harrison made it expressly clear that the recommendations did not allow the projects to be joined together. Individual recommendations were being requested, it may not be possible to link them together.
8.1c.10	The Board noted the risk, acknowledged the risk and asked the Executive Team to mitigate the risk so far as possible.
	The Board
8.1c.11	• NOTED the contents of the report.

8.1.d	The Board of Advance Northumberland (Commercial) Ltd Approved the following: • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED]. • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED],
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	[REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED]. • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] • APPROVED [REDACTED] [REDACTED]. • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED]. • APPROVED [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
	H Florek left the meeting, (though the meeting remained quorate).
8.2	Bedlington – B&M/Starbucks
8.2.1	G Hudson presented the report the purpose of which was to update Board on the progress of the proposed development of two further phases of Bedlington Town Centre regeneration following completion of the first phases of the Aldi Store, the town car park and the recently completed Market Terrace Retail Parade. The report also sought approval to enter into a conditional agreement for lease contracts with national occupiers of B&M for a 20,000 sqft bargain convenience store on plot B and an 1,830 sqft Starbucks drive thru' restaurant on plot C, illustrated in Master plot plan in Appendix 1 of the report.
8.2.2	The Board discussed the report, and the following questions/points were raised.

8.2.3	J Reid commented that Advance Northumberland were spending [REDACTED] then the units were rent free for a year so it would be a while before the company saw a return for its outlay. C Healy confirmed that the arrangement was the market norm. In accounting terms, the income was recognised in year one as the cost of the rent-free period was spread across the length of the lease.
8.2.4	A Moffat queried [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] S Harrison suggested a balanced portfolio whereby Advance Northumberland, were holding some assets to generate income but delivering and developing out quickly some assets and moving on.
	The Board of Advance Northumberland (Commercial) Ltd:
8.2.5	• NOTED the contents of the report. • APPROVED the budget delegation of [REDACTED] to the Chief Executive Officer to progress design to RIBA stage 3. • APPROVED the delegation to the Chief Executive Officer to enter into conditional agreements for lease with B&M Retail Limited for a 20,000 sqft retail store on Plot B on the terms set out within this report. • APPROVED the delegation to the Chief Executive to enter into a conditional agreement for lease with [REDACTED] (Starbucks) for a drive thru' restaurant on Plot C on the terms set out in this report.
8.3	Prudhoe LLP Sale
8.3.1	G Hudson presented the report the purpose of which was to update Board on a strategic review of Advance Northumberland (Commercial) Limited investment in Prudhoe Estates LLP and to seek approval for Prudhoe Estates LLP to sell its Western Plot of land to Northumberland Estates Limited and subsequently for

	Advance Northumberland Commercial Ltd to sell its 50% shareholding in Prudhoe Estates LLP.
8.3.2	The Board discussed the report, and the following questions/points were raised.
8.3.3	S Harrison confirmed that the company's unwillingness to develop the Western plot led to the clause in the joint venture agreement that allowed for the whole of Tyneview Retail Park being put on the market if we no longer required it.
8.3.4	W Thompson asked the Board to note that the loan for this asset was secured on another one of our assets, the Tyne Valley Business Park in Hexham. So, if this was exited it would also free up the security over Tyne Valley Business Park, which could then be used on other developments.
8.3.5	A Moffat commented that he was supportive of the proposal and asked how the relationship with Northumberland Estates would be retained. S Harrison confirmed that quarterly meetings were being set up with Northumberland Estates which would include terms of reference.
8.3.6	A Moffat questioned what the disposal looked like on the balance sheet. C Healy confirmed that the company were developing an asset strategy which would be brought to a future Board.
8.3.7	Action: CH to advise Prudhoe Councillor of the disposal.
	The Board of Advance Northumberland (Commercial) Ltd
8.3.8	• NOTED the contents of the report. • APPROVED the disposal of the Western Plot land at Prudhoe from Prudhoe Estates LLP to [REDACTED] for a gross price of [REDACTED]. • APPROVED the disposal of Prudhoe Estates LLP to [REDACTED] for a total gross price of [REDACTED] • APPROVED the delegation of authority to the Chief Executive Officer and Executive Director of Governance & Sustainability to agree the final terms of the transaction, subject to [REDACTED] in relation to each site.
8.4	Audit Committee Terms of Reference
8.4.1	W Thompson presented the report the purpose of which was to present proposed revised Terms of Reference for the Audit Committee for Board approval. Formal

	Terms of Reference of the Audit Committee were last approved on 19 th January 2024. The Terms of Reference provide for annual review.
8.4.2	The Board discussed the report, and the following questions/points were raised.
8.4.3	W Thompson informed the Board that the Terms of Reference were approved by Audit Committee in April 2025 following which Board approval was now required.
	The Board of Advance Northumberland Ltd:
8.4.4	• NOTED the contents of the report. • NOTED the approval of the Audit Committee to the proposed Revised Audit Committee Terms of Reference, attached as Appendix A. • APPROVED the proposed Revised Audit Committee terms of Reference, attached as Appendix A
8.5	Group Policies Reviews
8.5.1	W Thompson introduced the report the purpose of which was to provide a summary of changes to Corporate Policies that have been reviewed and approved by ELT and require Board approval. These policies were reviewed and prepared by the Head of Business Transformation and Head of People & OD as appropriate.
8.5.2	W Thompson gave a summary of amendments to the following policies. • Adoption Leave • Commission Policy – Ascent Homes • Debt Collection & Bad Debt Policy • Gifts, Hospitality and Entertaining Policy Version 2. • Freedom of Information Policy Version 5, incorporating the Withholding Information Safely Guidance, Version 2. • Learning and Development Policy • Recruitment of Ex-offenders Policy • Reward and Recognition Policy
8.5.3	The Board discussed the report, and no questions/points were raised.
	The Board of Advance Northumberland Ltd:
8.5.4	• NOTED the contents of the report. • APPROVED the following policies • Adoption Leave • Commission Policy – Ascent Homes • Debt Collection & Bad Debt Policy • Gifts, Hospitality and Entertaining Policy Version 2. • Freedom of Information Policy Version 5, incorporating the Withholding Information Safely Guidance, Version 2.

	• Learning and Development Policy • Recruitment of Ex-offenders Policy • Reward and Recognition Policy
9.0	Reports for Information
9.1	[REDACTED]
9.1.1	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
9.1.2	[REDACTED]
9.1.3	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
9.1.4	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
	The Board:
9.1.5	○ NOTED the contents of the report.
9.2	Audit Committee 20.04.25 AAA Report
9.2.1	A Moffat gave the Board a verbal update from the earlier Audit Committee meeting. • There were no matters for Alert. • Matters to Advise: ○ 2 historic Internal Audit recommendations from 2017 Strategic Review into Arch addressed and satisfied ○ SLA with Internal Audit signed and in place for 3 years.

	○ IA addressed revised reporting on ongoing Recommendations. ○ WIP - Further assurance sought by way of written procedure. ○ FD tasked to bring WIP Policy to next Audit Committee. ○ COINS process to be reflected in new procedure when fully implemented – expected by end of year. ○ Cyber Security Risk raised. Verbal assurance received. Report on Group Cyber Security protection requested for next Audit Committee. ○ External Audit process ongoing and on track. ○ Change in accounting treatment of Grant income to align with NCC treatment in its consolidated accounts. Will mean re-stating 2024 figures. ○ IA final reports to be sent to Chair of Audit Committee. ○ NCC Audit Committee now fully in public – no “pink” reports. IA draft reports on Advance Northumberland will be sent to CEO & Company Secretary for comment prior to publication to ensure no confidential information released. ● Matters to Assure; ○ Assured on the “Reasonable Assurance” level given for Advance’s overall performance in the IA Annual 2024/25 Report. ○ Received assurance on Group training provision for Fraud, Money-Laundering and Bribery. No known or suspected fraud in Group. ○ Cyber Security Risk raised. Assurance received that Group benefits from protection of NCC cyber security that meets Home Office standard. ○ New Forward Plan approved
9.2.2	The Board discussed the report, and no questions/points were raised.
	The Board
9.2.3	● NOTED the contents of the report.
10.0	Any Other Business
10.1	W Thompson stated that he had received a letter addressed to the Board of each Group company proposing that Robson Laidler be appointed as Advance Northumberland’s tax advisors as well as their external auditors. W Thompson confirmed that it was the usual standard letter of instruction. It was noted that there may be a need for virtual or special Board meetings before 4th September due to the nature of the important transactions in progress.
	The Board, acting as a Board of each of the Group Companies:
10.1.1	● AUTHORISED William Thompson to sign the letters of instruction for Robson Laidler to act as tax advisors on behalf of all Advance Northumberland Group companies.

10.2	D Warburton gave formal thanks to the Advance Executive Leadership Team for the recent site visits for non-executive directors and commented that it had been very useful as a new director on the Board being given an insight into the work of Advance.
10.3	S Harrison gave formal thanks to the non-executive directors of the Board for the support they had given today with regards to the challenging Northumberland Energy Park reports.
10.4	The date of the next Board Meeting was confirmed as Thursday 4 th September 2025.
10.5	The Chair thanked the Board for their attendance and closed the meeting at 16:10  CHAIR