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<b>1.0</b>	<b>Notice &amp; Quorum</b>
1.1	The Chair welcomed the attendees and declared the meeting quorate.
1.2	The Board felt that the requirement for 2 Board members in order to be quorate wasn't adequate. The Chief Operating Officer confirmed that this was being discussed with the Group Company Secretary within the revised Articles of Association.
<b>2.0</b>	<b>Apologies for Absence</b>
2.1	The Chair reported that there had been apologies for absence from J Reid, G Renner-Thompson, S Bridgett, D Lally and P Walker
<b>3.0</b>	<b>Declarations of Interest</b>
3.1	The Company Secretary stated that the Board's written declarations were recorded as a general notice. There were no individual declarations of interest for this meeting.
3.2	<p>The Chair informed the Board that following the pre-Board meeting between the Shareholder Representative, J Willis, NCC's Executive Director, Planning &amp; Economy (R O'Farrell) and the Directors, which was convened by the Shareholder Representative to discuss the interim management structure of Advance Northumberland, it was agreed by the Board that NCC's Executive Director, Planning &amp; Economy (R O'Farrell) would become NCC's lead officer for Advance Northumberland.</p> <p>NCC's Executive Director, Planning &amp; Economy confirmed that following the Shareholder Assurance Group meeting where Advance Northumberland's Chief Operating Officer had raised concerns regarding the interim management arrangements at Advance Northumberland this had been discussed within NCC and a proposal had been put to the Board this morning that NCC's Executive Director, Planning &amp; Economy would drop his responsibility for local services and focus on regeneration and become the accountable officer for Advance Northumberland with some line management responsibility within Advance Northumberland in order to assist the Chief Operating Officer.</p> <p>NCC's Executive Director, Planning &amp; Economy confirmed that he would meet with the Chief Operating Officer and bring forward a proposal to Board.</p> <p>NCC's Executive Director of Finance would become the link officer into Advance Northumberland and would lead on the financial restructuring proposals for Advance Northumberland.</p> <p>NCC's Executive Director of Finance confirmed that she would continue to support the NCC Chief Executive in her role as Shareholder Representative but would retain particular interest in the financial side of Advance Northumberland</p>

	<p>through her S151 Officer role, working closely together on big strategic issues and how we take things forward.</p> <p>NCC's Executive Director of Finance went on to confirm that we would continue to work as we had been doing in recent months and this was very much about bolstering Advance Northumberland's management capacity on the big strategic issues. It would be important to flesh out what the big programme of work looked like before any decisions could be taken.</p> <p>NCC's Executive Director, Planning &amp; Economy confirmed that extra resources would be provided at NCC to help with this new role and that himself, the Chief Executive Officer and the Group Company Secretary would meet to discuss the scheme of approval delegations.</p>
<b>4.0</b>	<b>Minutes of the Previous Meetings</b>
4.1	The minutes of the previous meetings held on the 30 <sup>th</sup> July 2021 were <b>REVIEWED</b> and <b>AGREED</b> .
<b>4.2</b>	<b>Actions from the 30<sup>th</sup> July 2021 Board Meeting</b>
4.2.1	The Chief Operating Officer confirmed that all actions to report back on from the previous Board meeting would be picked up under Matters Arising or elsewhere on the Agenda for this meeting.
<b>5.0</b>	<b>Matters Arising</b>
5.1	<p>The Chief Operating Officer discussed the summary of actions detailed in the minutes with the Board as follows.</p> <ul style="list-style-type: none"> <li>• Internal Audit Plan – private company or public body. Work in progress with the Internal Audit team and will be brought back to Board.</li> <li>• Thropton – on the meeting agenda.</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• Review of Articles of Association &amp; Delegations – Delegations Policy currently with NCC Section 151 Officer for final sign off.</li> <li>• Ascent Homes Business Plan – available on the Board SharePoint folder.</li> <li>• Cautious for-profit investment within North of Tyne and the policy of cross subsidy whereby we produce affordable home in excess of those required by the planning system – Verbal agreement received from both the Shareholder and NCC Cabinet. To be discussed at the next Shareholder Assurance Group meeting on September 17<sup>th</sup>, 2021 for formal agreement.</li> <li>• Shareholder Group Minutes - Chief Operating Officer/M Taylor to discuss how actions are pulled through to the Board from the Shareholder Group.</li> </ul>















































	<ul style="list-style-type: none"> <li>• Amble Links Caravan Park Disposal – [REDACTED] [REDACTED] [REDACTED].</li> <li>• Northumberland Covid Recovery Grant – [REDACTED] [REDACTED] [REDACTED]</li> <li>• Board Directors site tour arranged for Monday 4<sup>th</sup> October 2021.</li> </ul>
5.2	<p>J Riddle asked that NCC's Executive Director, Planning &amp; Economy liaise with NCC in order for the Board to understand why we were being charged [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p> <p>The Chief Operating Officer commented that the financial restructuring needed to be agreed that if we were doing something that was commercial and for profit that was fine but if not, we would need to have some compensation or at least some way of recognising that that expenditure was being put in on behalf of NCC. It was about whose books the expenditure sat on i.e. it was the right thing to do but not the right commercial thing to do.</p> <p>L Grimshaw commented that, depending on how long NCC expected Advance Northumberland to hold these [REDACTED], could Advance Northumberland look at a different route e.g. the care sector or short term rents for the homeless.</p> <p>The Chief Operating Officer confirmed that the properties had been offered to the housing team at NCC for that purpose, with NCC taking up 3 at nil rent and NCC paid the Council Tax. The void properties would now require some work to make them habitable. Advance Northumberland would be ready and willing to support but in terms of relief for the homeless etc that would have to be taken up by NCC.</p> <p>K Gardner confirmed that the Board required clarity as they were not happy with the situation at present.</p> <p>The NCC Executive Director of Finance commented that there were some complex issues around [REDACTED] and it would need a joined up approach to develop a comprehensive plan to deal with those issues. If there was something that could be done on a short term basis, she would be happy to support but this was one of those quite big and complex issues that would require a discussion and was not something that Advance Northumberland could tackle on its own, as [REDACTED]. The NCC Executive Director of Finance went on to confirm that she was very open to having those discussions.</p>

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8.4.5

The Chief Operating Officer informed the Board that he had received the following questions from S Bridgett who was unable to attend the meeting in person.

1. Why has the number of homes increased from the number granted outline planning permission?

The Head of Land Acquisition explained that the outline planning permission mentioned 'approximately' and equally the layout wasn't fixed at the outline stage, there would always be a detailed layout to follow which gave us flexibility to increase numbers. The original layout for 60 homes were large executive houses but we had modified this to provide a range which allowed for some smaller footprints. This had been agreed with NCC (R Murfin) and the delegation report was appended showing NCC's agreement.

The Director of Developments reminded the Board that Ascent Homes had been instructed by the Board in the past not to build large executive homes.

2. Could Ascent build fewer, more expensive homes to make the same level of financial return?

The Director of Developments stated that that did not necessarily follow and confirmed that there was a ceiling on values in any given location. If we independently reduced the number of units that didn't necessarily affect the land value, land value was spread across the number of units. If the planners reduced the number of units we could go back to the owners and renegotiate.

M Taylor asked whether the Board had previously given approval for the purchase of the land? The Director of Developments confirmed that he would be going back to Board to seek approval for the cost of the land opportunity as stated within the paper. Today's paper was to address some questions by a Board member.

3. Is the proposal in line with recent Government planning guidance concerning street scenes?

The Senior Land Manager confirmed that the bus turning circle incorporated into the layout was required by NCC. The new NPPF had raised the bar in terms of design quality and schemes were judged around that. The Senior Land Manager went on to state that Ascent Homes believed that this proposal met the criteria it was now up to the Planning Committee.

	<p>J Riddle commented that problems at planning may occur due to the new guidance which may lead to changes being required. He was uncomfortable as this scheme was in a Board member's elected area. Directors' responsibility was first to this Board [REDACTED]</p> <p>The Chair commented that the Group Company Secretary had gone to a great deal of trouble to make that very point. The Group Company Secretary confirmed that whilst the details of the actual discussions and correspondence between him and the Board member had not been shared with the Board, it was right that the rest of the Board are aware that he had advised the Board Member to take independent legal advice as his duties to the Company came first. The Board member could also speak to the NCC's Monitoring Officer.</p>
	<b>The Board:</b>
8.4.6	<ul style="list-style-type: none"> <li>• <b>APPROVED</b> the current design of our development proposals at Thropton to allow progression of the scheme to a planning committee.</li> <li>• <b>AGREED</b> to come back to the Board following consultation.</li> </ul>
8.5	<b>NEP1 Update Presentation</b>
8.5.1	The Board noted the presentation and there was extensive discussion.
8.5.2	<p>M Taylor said that if anything that was highlighted on the risk register as a red risk materialised that it had to be highlighted to Board immediately when it actually occurred as well as in the Board papers.</p> <p>The Chief Operating Officer confirmed that the FOI request had been received in August at the same time as NCC.</p>
	<b>The Board:</b>
8.5.3	<ul style="list-style-type: none"> <li>• [REDACTED]</li> <li>• [REDACTED]</li> <li>• [REDACTED]</li> </ul>
9.0	<b>Reports for Information</b>
9.1	<b>Finance Update</b>
9.1.1	The Board <b>NOTED</b> the contents of the report and appendices and no questions were raised.
9.2	<b>HR Update</b>

9.2.1	The Board <b>NOTED</b> the contents of the report and no questions were raised.
9.3	<b>H&amp;S Update</b>
9.3.1	The Board <b>NOTED</b> the contents of the report and no questions were raised.
9.4	<b>Advance Northumberland Board Forward Plan</b>
9.4.1	The Board <b>NOTED</b> the contents of the report and no questions were raised.
9.5	<b>Advance Northumberland Board Actions Tracker</b>
9.5.1	The Board <b>NOTED</b> the contents of the report and no questions were raised.
9.6	<b>Performance Updates</b>
9.6.1	The Board <b>NOTED</b> the contents of the report and appendices and no questions were raised.
9.7	<b>PID Summary</b>
9.7.1	The Board <b>NOTED</b> the contents of the report and appendix and no questions were raised.
9.8	<b>Data Governance</b>
9.8.1	The Board <b>NOTED</b> the contents of the report and no questions were raised.
9.9	<b>Power of Attorney inc. Ward Hadaway Schedule</b>
9.9.1	The Board <b>NOTED</b> the contents of the report and appendix and no questions were raised.
10.0	<b>Any Other Business</b>
10.1	<p>K Gardner asked whether we would be revisiting Internal Audit's recommendations and opinion?</p> <p>The Chief Operating Officer confirmed that a paper would be brought to the next Board meeting regarding reconstituting Advance Northumberland's Audit Committee in order to handle this process.</p>
10.2	Following a question from K Gardner the Chief Operating Officer confirmed that the Efficiency Strategy was being progressed in the background and an update would be provided to a future Board meeting.
10.3	The NCC Executive Director, Planning & Economy confirmed that he would discuss with the Shareholder the requirement for a Board Deputy Chair and bring back to a future Board meeting.
10.4	The Chair thanked the Board for their attendance and closed the meeting at 16:10.

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Summary of Actions	
	<ul style="list-style-type: none"> <li>NCC's Executive Director, Planning &amp; Economy confirmed that he would meet with the Chief Operating Officer and bring forward a proposal to Board.</li> <li>NCC's Executive Director, Planning &amp; Economy confirmed that extra resources would be provided at NCC to help with this new role and that himself, the Chief Operating Officer and the Group Company Secretary would meet to discuss the scheme of approval delegations.</li> </ul>
Matters Arising	<ul style="list-style-type: none"> <li><b>Internal Audit Plan</b> – private company or public body. Work in progress with the Internal Audit team and will be brought back to Board.</li> <li><div style="background-color: black; width: 50px; height: 15px; display: inline-block;"></div> R O'Farrell to take up the discussions with NCC on behalf of the Board as this was a matter of concern for the Board.</li> <li><b>Review of Articles of Association &amp; Delegations</b> – Delegations currently with NCC Section 151 Officer for final sign off.</li> <li><b>For Profit Investment within North of Tyne</b> - To be discussed at the next Shareholder Assurance Group meeting on September 17<sup>th</sup>, 2021 for formal agreement.</li> <li><b>Shareholder Group Minutes</b> - Chief Operating Officer/M Taylor to discuss how actions are pulled through to the Board from the Shareholder Group.</li> <li><b>Amble Links Caravan Park Disposal</b> – Advance Northumberland Director of Economic Growth &amp; Investments to</li> </ul>



	provide a summary of current position, lawyers currently preparing documentation.
<b>NEP1 Update Presentation</b>	<ul style="list-style-type: none"> <li>• If anything that was highlighted on the risk register as a red risk materialised, then it is to be highlighted to Board immediately as well as in the Board papers.</li> </ul>
<b>AOB</b>	<ul style="list-style-type: none"> <li>• Paper would be brought to the next Board meeting regarding reconstituting Advance Northumberland's Audit Committee.</li> <li>• Efficiency Strategy update to be provided to a future Board meeting.</li> <li>• The NCC Executive Director, Planning &amp; Economy confirmed that he would discuss with the Shareholder the requirement for a Board Deputy Chair and bring back to a future Board meeting.</li> </ul>