

Haringey Council
Written Statement/Record of a decision made by an officer under delegated authority

Decision Maker (Post Title)	Assistant Director for Regeneration and Economic Development
Subject of the decision	Funding and Works Agreements (FWAs) with each of the owners of Nos. 8, 9, 12 and 14 Bruce Grove (four FWAs in total) in relation to the Bruce Grove Forecourts works.
Date of decision	19 March 2024
Decision	<p>Approval, pursuant to CSO 17.3 and 9.07.1(c), to enter into Funding and Works Agreements (FWAs) with each of the owners of 4 properties on Bruce Grove, London N17 6RA, as follows:</p> <ul style="list-style-type: none"> • FWA with Shian Housing Association Limited (SHA) in relation to works to No. 8 Bruce Grove, London N17 6RA. The FWA will enable a grant of £133,202.81 to be given to SHA; • FWA with Mastmead Limited in relation to works to No. 9 Bruce Grove, London N17 6RA. The FWA will enable a grant of £188,236.55 to be given to Mastmead Limited; • FWA with 12 Bruce Grove Freehold Limited (12BG) in relation to works to No. 12 Bruce Grove, London N17 6RA. The FWA will enable a grant of £178,168.58 to be given to 12BG; and • FWA with Cedar Place Residents Association (Bruce Grove) Limited (CPRA) in relation to works to Cedar Place (No. 14 Bruce Grove), London N17 6RA. The FWA will enable a grant of £179,433.20 to be given to CPRA. <p>Noting that under the FWAs, the property owners will grant a licence to the Council to carry out the works and make a contribution of 10% towards the total costs of the works to each of the named properties (collectively, the Bruce Grove Forecourts).</p>
Reasons for the decision	<p>The FWAs with the owners of Nos. 8, 9, 12 and 14 Bruce Grove will enable the Council to deliver improvements to the Bruce Grove Forecourts.</p> <p>The Bruce Grove Forecourts project forms part of the wider Tottenham High Street Heritage Action Zone (HS HAZ) regeneration scheme, a partnership between Historic England and Haringey Council with the aim of boosting the</p>

	<p>local economy by investing in Bruce Grove’s heritage assets.</p> <p>The Bruce Grove Forecourts are identified as a key priority within the HS HAZ Programme Design, which forms part of the Council’s Funding Agreement with Historic England and has become one of the flagship schemes of the Tottenham HS HAZ.</p> <p>Funding for the HS HAZ programme comes from a £2.012 million grant from Historic England, with £2.598 million of match-funding from Haringey, in addition to third-party/owner contributions. The Funding Agreement also stipulated that the programme must close by March 2024.</p> <p>Approximately 50% of the total costs of the Bruce Grove Forecourts works are to be externally funded by Historic England. There is thus a great deal of urgency surrounding the need to deliver the Bruce Grove Forecourts project before programme closure in March 2024, or there is a risk that Historic England grant funding could be withdrawn and the affordability of the project compromised.</p> <p>The FWAs thus allow the Council to fulfil its obligations under its Funding Agreement with Historic England and its commitment to residents and businesses of Tottenham by investing in 4 statutory listed buildings.</p>
<p>Details of any alternative options considered and rejected by the officer when making the decision</p>	<p>The following alternative option was considered:</p> <p>‘Do Nothing’</p> <p>This option would be for the Council <u>not</u> to enter into the FWAs with the owners of Nos. 8, 9, 12 and 14 Bruce Grove for the Bruce Grove Forecourts works. This would prevent the Council from delivering this key element of the Tottenham HS HAZ programme and providing much-needed investment into the local economy and support for the area’s heritage buildings, in accordance with High-Level Outcomes of the Corporate Delivery Plan.</p>
<p><u>Conflicts of interest – Executive decisions</u></p>	<p>N/A</p>
<p><u>Conflicts of interest – Non executive decisions</u></p>	<p>N/A</p>
<p>Title of any document(s), including reports, considered by the officer and relevant to the above decision or where only part of the report is relevant to the above decision, that part)</p>	<p>Decision Making Report on Bruce Grove Forecourts Funding and Works Agreements</p>

<p>Reasons for exemption with reference to categories of exemption specified overleaf, or</p> <p>Reason why decision is confidential (see overleaf)</p> <p>Note: decisions containing exempt or confidential information falling within the categories specified overleaf are not required to be published.</p>	<p>N/A</p>
<p>Signature of Decision Maker</p>	
<p>Name of Decision Maker</p>	<p>Anna Blandford, Interim Assistant Director for Regeneration and Economic Development</p>
<p>Does the decision need to be published?</p> <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	

Exempt Information

Local Government Act 1972 Schedule 12A

Part 1: Descriptions of Exempt Information

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any person (including the authority holding that information).
4. Information relating to any consultations or negotiations or contemplated consultations or negotiations in connection with any labour relations matter

arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.

5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes -
 - (a) To give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - (b) To make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Note: It is insufficient to simply identify a category of exemption, you must also conduct a public interest test on the basis specified in the Act as follows: Information falling within categories 1-7 is exempt if and so long as in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Confidential Decisions

1. The decision contains information provided by a Government department on a non-disclosure basis
2. There is a Court order against disclosure

DECISION MAKING REPORT

Report for: Anna Blandford, Interim Assistant Director for Regeneration and Economic Development

Item number: N/A

Report Title: Bruce Grove Forecourts Funding and Works Agreements

Report authorised by: Toussainte Reba, Head of Area Regeneration – South Tottenham

Lead Officer: Camilla Gersh, High Streets Heritage Action Zone (HAZ) Project Officer

Ward(s) affected: Tottenham Central, Bruce Castle

**Report for Key/
Non Key Decision:** Non Key

1. Describe the issue under consideration

- 1.1. This report seeks approval to enter into Funding and Works Agreements (FWAs) with the owners of Nos. 8, 9, 12 and 14 Bruce Grove (total 4 FWAs) in relation to the Bruce Grove Forecourts works. Through these agreements, funding in the amounts of £133,202.81, £188,236.55, £178,168.58 and £179,433.20 will be distributed to the owners of Nos. 8, 9, 12 and 14 Bruce Grove, respectively, in exchange for those owners granting the Council permission to carry out the works on their behalf and contributing 10% of the total project costs.

2. Cabinet Member Introduction

- 2.1. N/A

3. Recommendations

- 3.1. For the Assistant Director for Regeneration and Economic Development:

3.1.1 to approve, pursuant to Contract Standing Orders (CSO) 17.3 and 9.07.1(c), the Council entering into Funding and Works Agreements (FWAs) with each of the owners of 4 properties on Bruce Grove, London N17 6RA, as follows:

- FWA with **Shian Housing Association Limited (SHA)** in relation to works to **No. 8 Bruce Grove, London N17 6RA**. The FWA will enable a grant of £133,202.81 to be given to SHA;

- FWA with **Mastmead Limited** in relation to works to **No. 9 Bruce Grove, London N17 6RA**. The FWA will enable a grant of £188,236.55 to be given to Mastmead Limited;
- FWA with **12 Bruce Grove Freehold Limited (12BG)** in relation to works to **No. 12 Bruce Grove, London N17 6RA**. The FWA will enable a grant of £178,168.58 to be given to 12BG; and
- FWA with **Cedar Place Residents Association (Bruce Grove) Limited (CPRA)** in relation to works to **Cedar Place (No. 14 Bruce Grove), London N17 6RA**. The FWA will enable a grant of £179,433.20 to be given to CPRA.

3.1.2 To note that, under the FWAs, the property owners will grant a licence to the Council to carry out the works and make a contribution of 10% towards the costs of the works to each of the named properties (collectively, the Bruce Grove Forecourts).

4. Reasons for decision

- 4.1. The Bruce Grove Forecourts project forms part of the wider Tottenham High Street Heritage Action Zone (HS HAZ) regeneration scheme, a partnership between Historic England and Haringey Council with the aim of boosting the local economy by investing in Bruce Grove's heritage assets.
- 4.2. Funding for the HS HAZ programme comes from a £2.012 million grant from Historic England, under the terms of a 2021 Funding Agreement, with £2.598 million of match-funding from Haringey, in addition to third-party/owner contributions. The Historic England Funding Agreement also stipulated that the programme must close by March 2024. There is thus a great deal of urgency surrounding the need to deliver the Bruce Grove Forecourts project before programme closure, in accordance with the latest revision of the Tottenham HS HAZ Scheme Plan (October 2023).
- 4.3. The Bruce Grove Forecourts project is identified as a key priority within the HS HAZ Programme Design, which forms part of the Council's Funding Agreement with Historic England. The project has become one of the flagship schemes of the programme.
- 4.4. Entering into these Funding and Works Agreements (FWAs) will enable the Council to fulfil its obligations under its Funding Agreement with Historic England and its commitment to residents and businesses of Tottenham by investing in 4 statutory (Grade II) listed buildings, in accordance with the aims of the HS HAZ.
- 4.5. Approximately 50% of the total costs of Bruce Grove Forecourts works are to be externally funded by Historic England. If the deadline of March 2024 for completion of Bruce Grove Forecourts is not met, there is a risk that Historic England grant funding could be withdrawn.

5. Alternative option considered

5.1. 'Do Nothing'

This option would be for the Council not to enter into the FWAs with the owners of Nos. 8, 9, 12 and 14 Bruce Grove for the Bruce Grove Forecourts works. This would prevent the Council from delivering this key element of the Tottenham HS HAZ programme and providing much-needed investment into the local economy and support for the area's heritage buildings, in accordance with High-Level Outcomes of the Corporate Delivery Plan.

6. Background information

6.1. In April 2020, the Council was notified that its bid to Historic England's HS HAZ programme for the Tottenham HS HAZ had been successful. The Council was awarded a grant of £2.012 million, with the Council providing £2.598 million in match funding, to be spent by March 2024.

6.2. The South Tottenham Regeneration Team has been implementing the Tottenham HS HAZ scheme since February 2021. The scheme aims to boost the local economy by investing in Bruce Grove's heritage assets. It seeks to help to create a unique identity for Bruce Grove, enhance its image and perceptions of it, and provide the catalyst for change and additional investment from private owners. In this way, it aims to deliver a more attractive and vibrant town centre, improve its long-term viability to serve its local residents and broaden its appeal to visitors.

6.3. The scheme has sought to do this through a range of heritage investments: repair and restoration, shopfront improvements, small-scale public realm investment, feasibility, technical work and planning guidance to inform current and future activity required to manage heritage assets at risk.

6.4. The HS HAZ scheme has been based on consultation with residents, businesses and stakeholders (including Historic England) during and after the preparation of the Tottenham High Road Strategy and the Bruce Grove Conservation Area Management Plan, as well as extensive engagement with individual property owners over the course of the scheme.

6.5. The Tottenham HS HAZ scheme forms part of a wider transformative and comprehensive regeneration of Tottenham, guided by 'A Strategy for Tottenham High Road 2019–2029' ('The Strategy'). Through its emphasis on collaboration with local property owners and community groups, the scheme also embodies the spirit of the Haringey Deal and the High-Level Outcomes of the Corporate Delivery Plan.

6.6. The Bruce Grove Forecourts project represents a significant investment in some of the Borough's most important heritage assets. Bruce Grove hosts one of the most significant clusters of listed buildings in Haringey, with 10 Grade II listed buildings located within close proximity of each other. These properties, all of which were originally built as grand houses for wealthy residents in the late 18th /early 19th century, have suffered from incremental erosion of their genteel Georgian

character, with front gardens being paved over, railings and planting lost, and boundary walls fallen into disrepair.

6.7. Building on the Council's investment in the Grade II listed Bruce Grove Public Conveniences, the Bruce Grove Forecourts project now seeks to carry out improvements to the front gardens of the listed properties opposite, thus delivering the next phase of heritage-led enhancements to this area and reinstating some of the buildings' lost historic and architectural character. Opportunities are also being taken through this project to address feelings of safety, improve lighting and mitigate flood risk. The works comprise enhancements to the front forecourts of 4 Grade II listed buildings, including introduction of permeable surfacing and planting (SUDS); introduction of lighting; and repairs, refurbishment and/or replacement of brick boundary walls, railings and gates.

6.8. Investment in these properties offers additional public benefits, as No. 8 Bruce Grove (including the modern John La Rose Court on the house's former rear garden) is in use as social housing. No. 9 Bruce Grove houses Bubic, a charity that offers peer support to people suffering from substance abuse issues; The Grove drug treatment facility; and Hope in Jesús church, a predominantly Latin American congregation.

6.9. The users of these facilities will directly benefit from the investment in Nos. 8 and 9 Bruce Grove, but the experience of all who pass through Bruce Grove will enjoy the benefits of the Bruce Grove Forecourts project: the end result will not only enhance the special architectural and historic interest of these listed buildings, but also the character and appearance of the surrounding Bruce Grove Conservation area, restoring some of the area's lost historic quality.

6.10. In October 2023, a revised Scheme Plan was submitted to Historic England. This proposal set out the projected spend and programme for delivery of the projects under the Tottenham HS HAZ programme. The proposal committed to delivering the Bruce Grove Forecourts works by programme closure in March 2024.

6.11. Historic England is providing approximately 50% of the total costs of the works, with Haringey Council contributing 40% of match funding, and the remaining 10% secured from the owners of Nos. 8, 9, 12 and 14 Bruce Grove.

7. Contribution to the Corporate Delivery Plan 2022-2024 High-Level Outcomes

7.1. Entering into FWAs with the owners of the Bruce Grove Forecourts will enable delivery of the Bruce Grove Forecourts project. This will support the following High-Level Outcomes in the Council's Corporate Delivery Plan (CDP).

7.1.1 Theme 1: Resident experience, participation and collaboration

- **Outcome 1: Positive Resident Experience** – By taking an active role in the project, residents have been able to directly influence how the HS HAZ funding is being spent and engage in co-production.

- **Outcome 2: Inclusive Public Participation and Outcome 3: Enabling Community Collaboration** – The project has involved working directly with residents and local businesses, including seldom-heard groups, to develop and implement designs for the site.
- **Outcome 5: Insourcing** – This Outcome is achieved because the Bruce Grove Forecourts project is being delivered by the Council’s Highways term contractor.

7.1.2 Theme 2: Responding to the climate emergency

- **Outcome 1: A Greener and Climate Resilient Haringey** – The project achieves this Outcome by introducing flood mitigation measures and greenery.
- **Outcome 2: A Just Transition** – This outcome is achieved through investment in prominent heritage assets that will enhance the overall look, feel and experience in Bruce Grove Town Centre and that will serve as an exemplar for the transition towards a low-carbon economy.
- **Outcome 3: A Low Carbon Place and Outcome 4: Growing the Circular Economy and Making Better Use of Resources** – The project achieves these Outcomes by promoting sustainable construction techniques, including improving waste and recycling facilities for the building’s users.

7.1.3 Theme 3: Children and young people

- **Outcome 2: Happy Childhoods** – Bruce Grove is home not only to Bruce Grove Primary School but to one of only two Council-run youth centres, the Bruce Grove Youth Space at No. 10 Bruce Grove. The Bruce Grove Forecourts project will make Bruce Grove more attractive and inviting, encouraging pedestrian movement and healthy activity, thereby making the area feel safer and reducing the impact of anti-social behaviour on the area’s children and young people.

7.1.4 Theme 4: Adults, health and welfare

- **Outcome 1: Healthy and Fulfilling Lives** – The project will make Bruce Grove more attractive and inviting, encouraging pedestrian movement and healthy activity, thereby making it feel safer for passersby and building users and helping them to stay connected in their communities.

7.1.5 Theme 6: Safer borough

- The project contributes towards the delivery of the Outcome of Theme 6 of the CDP by offering a development that will encourage increased community connections and positive social interactions, and provide

improved street lighting.

7.1.6 Theme 7: Culturally Rich Borough

- By conserving 4 statutory listed buildings within the Bruce Grove Conservation Area, the project will achieve the Outcome of Theme 7 of the CDP, increasing public knowledge of and access to local history and heritage, highlighting the rich cultural heritage and stories of innovation and creativity in our borough, and enhancing Haringey's cultural reputation and profile in London and beyond.
- By involving local property owners in the design and decision-making, the project also accomplishes this Outcome by increasing resident participation in culture.

7.1.7 Theme 8: Place and Economy

- **Outcome 1: Towards an Inclusive Economy and Outcome 4: Leveraging Social Value** – These Outcomes are achieved by investing in No. 9 Bruce Grove, a building that houses facilities that support those suffering from substance abuse issues and a church that offers services open to all members of the local community. The changes to the built environment thus directly benefit residents.
- **Outcome 2: High Streets, Town Centres & Businesses** – This Outcome is achieved by enhancing heritage assets in the town centre that have suffered from under-investment.
- **Outcome 5: Placemaking** – Regeneration with social and economic renewal at its heart, which is shaped by and reflects the people that live in Tottenham, an area of great need and opportunity, is achieved by
 - delivering improvements to the public realm in Tottenham, which will promote community cohesion and healthier lifestyles;
 - fostering the renewal of Bruce Grove Town Centre, where the growing number of local small and independent businesses have spaces to flourish, and the diverse local community feel comfortable to shop, proud to work, keen to socialise, and take pride in welcoming visitors; and
 - serving as an exemplar of public involvement in planning, design and management of residents' and business owners' local spaces/places across South Tottenham.

8. Carbon and Climate Change

8.1. The Bruce Grove Forecourts project will respond to the need to address the risks and impacts in a changing climate through the introduction of a new permeable surface, drainage and planting/rain gardens to achieve a Sustainable Urban

Drainage System (SUDS), and improved waste management. The permeable surfacing and planting will mitigate against flood risk, while the planting will address the urban heat island effect and encourage biodiversity. New bin enclosures will improve waste management on site and reduce the risk of pollution and contamination.

8.2. The project further responds to the need for environmental sustainability by adopting a conservation approach that seeks to maximise retention of existing fabric, carrying out replacements only as necessary with locally sourced materials. Demonstrating sustainable transport and business practices was also a requirement of the design team procurement exercise.

9. Statutory Officers comments

9.1. Finance

9.1.1 This report seeks approval for the recommendations in section three of this report. Funding of these works is via a combination of Historic England grant award, LBH match-funding and 10% Landlord contribution. The full cost of this project is incorporated within the current Capital Programme Plan, under capital scheme 411 - Tottenham Heritage Action Zone (HAZ).

9.2. Procurement

9.2.1 Strategic Procurement (SP) note the contents of this report and confirm there are no procurement related matters preventing the Assistant Director of Regeneration and Economic Development approving the Recommendations stated in paragraph 3 above.

9.3. Legal

9.3.1 The Assistant Director of Legal and Governance has been consulted in the preparation of this report.

9.3.2 Pursuant to Contract Standing Orders (CSOs) 17.3 and 9.07.1(d), a Director or, under CSO 2.02(f), an Assistant Director may approve the award by the Council to an external body of a grant valued less than £500,000, which is the case with each of the grants under the proposed agreements with the owners of the 4 identified Bruce Grove Forecourt properties.

9.3.3 The Assistant Director of Legal and Governance sees no legal reasons preventing the recommendations in paragraph 3 of the report being approved.

9.4. Equality

9.4.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between people who share those protected characteristics and people who do not;
- Foster good relations between people who share those characteristics and people who do not.

9.4.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

9.4.3 The proposed decision is to enter into FWAs with the owners of Nos. 8, 9, 12 and 14 Bruce Grove, to enable delivery of the Bruce Grove Forecourts project, including introduction of permeable surfacing and planting (SUDS); introduction of lighting; and repairs, refurbishment and/or replacement of brick boundary walls, railings and gates. This decision will enable the delivery of much-needed investment in Bruce Grove through improvements to buildings and surrounding public realm that are key elements of the Tottenham HS HAZ scheme.

9.4.4 The Bruce Grove Forecourts project seeks to support the local economy and contribute towards defining local character and developing identity. Thus, the primary beneficiaries of the proposed decision will be the residents and business owners of Tottenham Central and Bruce Castle wards, among whom children, White Other and Black people as defined in the 2021 census, disabled people and people suffering due to their socioeconomic status are overrepresented relative to the populations of Haringey and London.

9.4.5 The objective of the proposed decision is to enter into FWAs with the owners of Nos, 8, 9, 12 and 14 Bruce Grove to enable delivery of the Bruce Grove Forecourts project, which seeks to support the local economy by carrying out physical improvements to historic buildings and public realm in Bruce Grove.

9.4.6 This will contribute towards ensuring the economic viability of the town centre in Bruce Grove, as well as supporting social housing tenants at No. 8 Bruce Grove, and individuals suffering from substance abuse issues and a predominately Latin American community group at No. 9 Bruce Grove. To that extent, it will help to address the disproportionate impact of the economic decline of the high street on children, White Other and Black people as defined in the 2021 census, disabled people and people already suffering due to their socioeconomic status.

9.4.7 The proposed decision therefore represents a measure to address known inequalities among the groups identified and to advance equality of opportunity

for local residents by meeting their needs through investment in the local economy.

9.4.8 As an organisation carrying out a public function on behalf of a public body, the appointed contractor will be obliged to have due regard for the need to achieve the three aims of the Public Sector Equality Duty as stated above. Appropriate contract management arrangements will be established to ensure that the delivery of the service does not result in any preventable or disproportionate inequality.

9.4.9 This decision will therefore seek to advance equality of opportunity and foster good relations between those who share protected characteristics and those who do not. It is therefore expected that this decision will have a positive impact on those who share protected characteristics and positively advance the PSED in Haringey.

Important Additional Guidance on Accessibility

- Documents must be available for Councillor Hearn at the same time as for all other Councillors
- The council's primary typeface, Helvetica, should be used for all reports and accompanying documents, size 12 preferred (Arial font is also acceptable)
- Text should be as plain as possible with no boxes around it, Microsoft Word is preferred, not PDF, and no abbreviations (such as Cllr.) and try to keep symbols to minimal use
- Roman numerals are not suitable for a person using a screen reader so please use normal paragraph numbering/ lettering and bullet points where necessary
- Reports should be written without images, however, where images are used, report authors must provide a text alternative in all cases (a short paragraph explaining what the graphs, table, pictures etc are showing). Detailed examples can be provided by contacting Natalie.layton@haringey.gov.uk
- Appendices
 - All of the above applies for appendices and report authors should avoid including lengthy PDF documents as part of the report
 - In some cases an executive summary could be more appropriate if Councillor Hearn is on the committee
- Presentations – if Powerpoints are to be used then a Word version must be submitted in advance of the meeting (and at the same time it is made available to all other members)
- The Democratic Services Team will not accept reports which are not in an accessible format.
- In the rare event that a documents is not in a fully accessible format the report author must submit, by the same report deadline, an accessible version for Councillor Hearn (if she is on the relevant committee)
- Plain text documents should be saved with document names including “DATE TITLE COUNCILLOR HEARN PLAIN TEXT”

Categories of Exemption

Exempt information means information falling within the following categories:

Part 1

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)
4. Information relating to any consultations or negotiations or contemplated consultations or negotiations in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes – (a) to give under any enactment a notice under or by virtue of which requirements are imposed upon a person; or (b) to make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Part 2

Qualifications to the above exempt information:

(a) Information falling within paragraph 3 above is not exempt information under that paragraph if it is required under – (a) the Companies Act 1985 (b) the Friendly Societies Act 1974 (c) The Friendly Societies Act 1992 (d) The Industrial and Provident Societies Acts 1965 – 1978 (e) the Building Societies Act 1986 (f) The Charities Act 1993.

(b) Information is not exempt information if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to regulation 3 of the Town and Country Planning General Regulations 1992.

(c) Information which – (i) falls within any of paragraphs 1-7 above; and (ii) is not prevented from being exempt under (a) or (b) above is exempt information if and so long as, in the opinion of the Monitoring Officer, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.