

Report of the Director of City Development

Report to Executive Board

Date: 18 September 2019

Subject: Disposal of site of former Matthew Murray School

Are specific electoral wards affected? If yes, name(s) of ward(s): Beeston and Holbeck	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has consultation been carried out?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the decision be open for call-in?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: 10.4(3) Appendix number: 1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Summary

1. Main issues

- In October 2019 Leeds United Football Club (LUFC) will celebrate its centenary year. Its home ground at Elland Road has provided for competitive football matches since its foundation in 1919. As an all-seater football stadium situated in Beeston, Leeds, it is the 12th largest football stadium in England.
- LUFC plays an important role in the city's regional, national and international profile. For the last season it had an average home attendance of approximately 34,000 spectators, higher than several Premiership Clubs. It is also home to Leeds United Foundation, a charity that runs education and sport development programmes across the city in schools, local youth projects and sports clubs as well as providing grant funding to local organisations.
- LUFC has a vision that includes implementation of a number of projects and initiatives in their Centenary Season 2019/2020. This report details one of the club's key legacy projects, as part of their celebration of this occasion, and commitment to delivering elite Academy and First Team sporting facilities and a world class community sports hub in the heart of its birthplace in Beeston.

- At Executive Board in October 2017, Members agreed the principle of the Council formally entering into one-to-one negotiations with LUFC for the development of new football training facilities at Elland Road and the Matthew Murray site, for use by LUFC and Leeds United Foundation.
- Representatives of LUFC and officers of the Council have continued negotiations in respect of both the Matthew Murray and Fullerton Park/ Elland Road sites to explore potential terms of any agreement.
- This report updates on the developments at Elland Road and details the provisionally agreed Heads of Terms for the disposal of the Matthew Murray site, seeking approval to the Council entering into this transaction to deliver training facilities for the use of LUFC.
- To provide the optimum proposal, there is the desire to include a portion of the land which currently comprises the playing fields of the Ingram Road Primary School. This is subject to ongoing dialogue and consultation with the school to ensure that the school continues to have control of and dedicated access to informal open/ play space to meet its statutory obligations. The proposal would also enable the school to have access to substantially improved sporting facilities.
- A separate detailed report to Executive Board Members is being brought to this same Board in respect of the Parklife proposals for Fullerton Park/Elland Road. This is an integral element of the overall training facilities required by LUFC to achieve Category 1 status (required should the Club gain promotion to the Premier League). This is a critical element to delivering LUFC's overall vision for the Club and its coaching and training facilities located in the heart of the community which is home to the club. It is proposed these associated facilities are delivered as part of the citywide Parklife Project.

2. Best Council Plan Implications (click [here](#) for the latest version of the Best Council Plan)

2.1 This proposal will contribute to some of the Council's key priorities:-

- reducing health inequalities and supporting active lifestyles
- making Leeds the best city for children and young people to grow up in
- supporting growth and investment, helping everyone benefit from the economy to their full potential

3. Resource Implications

- A capital receipt, as outlined in the confidential appendix will be received by the Council.
- Members should note that this potential capital receipt was identified in 2005 to help support the financial requirements of the consolidated schools programme. As such the receipt will be correlated with that existing programme.

Recommendations

Executive Board is asked to:-

- I. Approve the disposal of the Council's freehold interest in the Matthew Murray site, for use as a training facility for LUFC to Greenfield Investments (a wholly owned company of the owner of LUFC) on the draft terms set out in the confidential appendix.
- II. Delegate the approval of the final disposal boundary and terms, including that relating to part of the playing fields of the Ingram Road Primary School and any requirement by Highways England, to the Director of City Development, with the concurrence of the Executive Member for Resources and, where applicable, the Head Teacher of Ingram Road Primary School .
- III. Note that the receipt from the disposal of the Matthew Murray site has already been ring-fenced to the Consolidation Schools Programme.
- IV. Note that a separate report is to be presented to this Executive Board in relation to the Parklife Project which is proposed on Council owned land at Fullerton Park adjacent to LUFC's stadium which provides for associated training facilities.

1. Purpose of this report

- 1.1 The purpose of this report is to seek Executive Board's approval to the provisionally agreed Heads of Terms for the freehold disposal of the Matthew Murray site. This will facilitate LUFC's proposals to relocate its training facilities and the Leeds United Foundation (LUF) and Academy facilities back into the heart of the city and the Elland Road environment.
- 1.2 LUFC plays an important role in the city's regional, national and international profile, however the current sporting offer remains substandard for that of a club with tangible premiership ambitions. A key part of this, is its provision of category one training and academy facilities which are currently located on the edge of the city boundary some 20 miles drive from the clubs home on the fringe of the city centre. LUFC and LUF has a critical ambition to co-locate its training and foundation offer at the heart of its home community. In doing so it aims to maximise the accessibility of the facilities and be more inclusive in its development and educational offer. The aim is to create a facility for inner city youth who are currently geographically excluded from the Club's Academy facility.
- 1.3 Currently the training provision is some 20 miles way at Thorp Arch. Despite it being at the forefront of player development, due to its location and lack of public accessibility the academy opportunities for the whole city are not fully realised.

2. Background information

- 2.1 LUFC will be one hundred years old in October 2019 and has a vision that includes implementation of a number of projects and initiatives in its Centenary Season

2019/2020. This report details the club's key legacy projects, as part of its celebration of this occasion. LUFC plays an important role in the City in terms of sporting development and also in terms of the city's profile. The Club currently plays its football in the Championship with ambitions for promotion to the Premier League. The club regularly attracting attendances of over 34,000 supporters for home matches.

- 2.2 The Club also runs and hosts the Leeds United Foundation (LUF), a registered charity that runs a wide range of education and sport development programmes across the city in schools, local youth projects and sports clubs. LUF organise a large number of fund raising events and activities to support other charities and partners every year. Their National Citizens Service Programme sees young people fundraise for charities close to their hearts including Candlelighters, Leeds Children's Heart Foundation, Leeds Mind and Children's Eye Cancer Trust.
- 2.3 One of the key priorities for the LUF moving forward is to create greater connectivity with the local community. LUF is acutely aware that the Club is located within one of the most deprived areas of the city and are focused on working to address this. LUF currently have a total of 30 schemes, from schools programmes to anti knife crime initiatives and social inclusion measures, which are expected to reach 30,000 of our region's people this year.
- 2.4 In 2017 the owners of the club secured the ownership of the Elland Road stadium, a demonstration of their long-term commitment to the Club and the City. The move represented a first real step in setting the Club's vision to revitalise Elland Road and the surrounding area aiming to make it a thriving community asset for 52 weeks a year. The Board also announced plans to rebuild the Club's infrastructure for world class football development with the intention of securing Premier League status within a five year period.
- 2.5 As part of that vision and the Centenary celebrations, LUFC included an ambition for the partial redevelopment of the Elland Road environment to provide new, high quality training and development facilities and a base for the LUF within the City to support its community development programmes. The Club feel that the current state of the ground is not fitting of a Premier League stadium and the surrounding area is under developed, with areas not landscaped and has little active use or sense of place on non-matchdays. This in turn means the site is currently not best servicing its local community.
- 2.6 The Club's current training facilities are located at Thorp Arch, a site they do not own and is in the order of a 20 mile drive away from the ground. This position poses a number of challenges, including the inability for all young players to access the facility and the Club's ability to invest in the existing facility, as they do not own it. LUFC therefore has to be mindful of the merits of investing long-term in a facility that only has a number of years left on its lease.
- 2.7 Despite LUFC currently being the most productive football academy in the UK, it is critical that the club can achieve Category 1 status to ensure appropriate development facilities for it to continue its youth talent development. Locating the Club's World-renowned Academy at the heart of the City will create a talent development pathway which is more accessible for inner city youth. The present location is currently a barrier for potential young talent from the poorest wards of Leeds who may not have the finances or support to travel on a daily basis to receive training and education at Thorp Arch.
- 2.8 As part of this new approach, LUFC has discussed with Council representatives its ambition to relocate from its established leasehold training base at Thorp Arch and

provide new and improved facilities in close proximity to the stadium at Elland Road; the area it considers to be the heart of its local community. It should be noted that it is LUFC's intention that the Thorp Arch facility will continue to offer football, health and well-being facilities in the future, in line with its current leasehold arrangements, should it cease to be their main training ground.

- 2.9 To develop and deliver new training facilities, the Club originally identified the Fullerton Park site at Elland Road in combination with the Council owned land at Matthew Murray / Ingram Road Playing Fields in Holbeck. The latter having proximity and potential footpath connectivity to the stadium.
- 2.10 A substantial investment on behalf of the Club, estimated to be in excess of £25 million, will be required to deliver the world class facilities in this important location close to the Club's home ground and at the heart of the community the Club serves. The Club is keen to progress with the delivery of the new training facility and commencing detail scheme development required for securing planning consent and construction.
- 2.11 An investment of this nature and magnitude and such a high profile development in the context of its local setting is seen to be beneficial for the Holbeck and Beeston ward, young footballers from both the City and wider City Region together with having wider health and wellbeing opportunities.
- 2.12 This report specifically relates to the Matthew Murray site. Representatives of LUFC and officers of the Council have been discussing Heads of Terms for the potential disposal of this Council owned asset. This followed the previous Executive Board decision in October 2017 which approved the principle of a direct one to one disposal of the site between the Council and LUFC.
- 2.13 It should be noted that Highways England has also approached the Council, outlining a potential minor land requirement from the Council to facilitate some improvements adjacent to Junction 2 of the M621; this would then require land from the Matthew Murray site. As such, the proposed disposal boundary of the Matthew Murray site reflects this requirement and officers have also liaised with LUFC on this point. In the event that any minor change to the boundary is required to accommodate the Highways England requirement, it is recommended this decision be delegated to the Director of City Development.

3. Main issues

- 3.1 To enable delivery of their vision, LUFC requested to agree terms for a freehold acquisition of the Council owned Matthew Murray site, at Brown Lane East as identified by a bold black line on the attached plan number 14675/U for the delivery of training facilities attached at Appendix 2.
- 3.2 The site identified by LUFC extends to include a portion of the playing fields to the north of Matthew Murray. These are the playing fields are currently used by Ingram Road Primary School. In between the two areas is Brown Lane East, an adopted highway which forms a pedestrian connection via the overpass to the west to Holbeck.
- 3.3 The facility at Matthew Murray will accommodate the first team/elite squad training facilities and hub building along with a wide range of academy, youth and ancillary pitches to create the wider Category 1 offer. The development will comprise bespoke high performance sports pitches with equivalent ancillary facilities housing gymnasiums, nutrition facilities, medical rooms, teaching and staff facilities, all in a high quality building.

- 3.4 The Matthew Murray site at Brown Lane East has been vacant and fenced off since the school was closed and the buildings demolished in 2006. It extends to 6.7 hectares (15.7 acres) in size and has a planning designation of N6 protected playing fields for approximately half of the site (UDP Review 2006). In the Council's Site Allocations Plan the site is split between green space use G719, Outdoor Sport, 3.6ha and 3.1ha brown field land. Members are asked to note that Executive Board took a decision in 2005 to incorporate the site into the Schools Consolidation Programme and approval was given to ring-fence any further receipt towards meeting the financial commitments in relation to pursuing that programme. As the school closed over 8 years ago there is no need to obtain Secretary of States approval to the sale of the former Matthew Murray school site.
- 3.5 As a one to one direct property transaction, the Council has obtained independent valuation advice and further information is provided within the confidential appendix.
- 3.6 There are several site related issues that require consideration/resolution should the site be brought forward for the training facility being proposed by LUFC. These include:-
- Disposal terms for the Matthew Murray site.
 - Wider associated development at Fullerton Park, Elland Road.
 - The potential inclusion of the playing fields used by Ingram Road Primary school and preserving the continued use by the school.

Proposed Disposal Terms

- 3.7 The proposed disposal terms are outlined in the Confidential Appendix attached to this report. This Appendix is confidential under Rule 10.4 (3) of the Access to Information Procedure Rules as the information contained in the exempt appendix relates to the financial or business affairs of a particular person, and of the Council. However, the headline structure of the proposal is as follows:
- 3.7.1 The Council will grant an initial option to Greenfield Investments (a wholly owned company of the owner of LUFC) for a period of 12 months on the payment of an option fee. During this option period, LUFC/Greenfield will be obliged to undertake and secure a satisfactory site investigation surveys to ensure that the development of the football training facility is feasible.
- 3.7.2 In the event that LUFC /Greenfield elect to trigger the Option before the expiry of the option period, a conditional contract will be entered into by the Council and LUFC/Greenfield. It is envisaged that this contract will be conditional including LUFC/Greenfield securing a satisfactory planning permission.
- 3.7.3 LUFC/Greenfield will be obliged to submit a detailed planning application for the new football training facility within 12 months of signing the conditional contract.
- 3.7.4 At the point the conditionality in the contract is satisfied, the Council will grant a 5 year lease, to LUFC/Greenfield. The lease will place an obligation upon LUFC/Greenfield, to construct the new football training facility. On completion of the lease, LUFC/Greenfield will pay 50% of the agreed capital receipt to the Council.
- 3.7.5 Upon the practical completion of the new training facility, the Council will transfer the freehold interest in the Matthew Murray site to LUFC/Greenfield and LUFC will pay the balance of the 50% of the capital receipt payment, plus an increase to reflect RPI.
- 3.7.6 The sale will be subject to a restrictive covenant on the use of the site in favour of the Council. The restriction will be to limit the use of the land for the purpose of a

football training facility and ancillary uses. Leeds City Council's agreement to release this restriction will not be unreasonably withheld if Leeds United wish to relocate to another football training facility of equal or better quality at some point in the future.

Wider associated development at Fullerton Park, Elland Road (Parklife).

- 3.8 The Parklife proposal is the subject of a separate report at this Executive Board.
- 3.9 Negotiations between LUFC, The FA, the NHS and the Council have taken place with regards to the Parklife Proposals on the Fullerton Park site being considered for inclusion in the wider Parklife Programme. The rationale for this is the opportunities this presents for LUF to widen the educational and sport development programmes it runs and LUFC's ambition to create elite training facilities (which need to meet Category 1 status for training facilities should the Club achieve promotion to the Premier League) in the heart of their birthplace in Beeston.
- 3.10 LUFC and LUF are looking to achieve this through two routes. Firstly, the Parklife Hub facilities at Fullerton Park and secondly their proposal to acquire the land from the council at Matthew Murray to develop a new training ground with new grass playing pitches and associated sports facilities. The outcome of these discussions was that the FA supported the development of a feasibility study for a Fullerton Parklife scheme to assess the potential for the site to meet the Parklife criteria, the proposed facility mix of which would be complementary to the training ground proposals.
- 3.11 The training ground proposal at Matthew Murray has been developed on the basis of a successful bid to the Football Foundation relating to the Parklife Project at Fullerton Park for the creation of additional facilities as required by a Category 1 training facility including all-weather pitches. The Parklife bid is currently in development in partnership with LUFC and the Football Association and should the bid not be successful, the council will work with the club to explore a LUFC provided minimum option at the Council owned land at Fullerton Park. This would be subject to a further report at such a time.

Ingram Road Primary School Playing Fields

- 3.12 As stated in 2017 LUFC has indicated that the requirement to deliver a Category 1 status training ground, as required by the FA for any Club that could potentially be promoted to the Premier League may require additional land beyond the Matthew Murray site. To deliver this in physical space terms, the potential to include some of the land currently used as playing fields by the Ingram Road Primary School is being explored. This area is identified by the dotted black line on plan (14675 / U) totalling 1.7ha (4.13 acres) of LUFC are seeking to use approximately 0.9ha (2.2 acres).
- 3.13 The school currently use the land identified for a range of informal outdoor activities as well as for its sports curriculum. It is acknowledged that the school will continue to require outdoor recreation facilities for these uses and that as part of any proposal which transfers land to LUFC, will need to guarantee access at agreed times particularly during school hours including the ability to provide for school sports days.

- 3.14 Officers and LUFC representatives including specialist landscape architects, are in ongoing dialogue with the Head-teacher at Ingram Road Primary School to explore possibilities. The proposal put forward by LUFC is that they acquire the freehold of circa 0.9ha (2.2 acres) of land from the Council to facilitate the layout of a Youth Squad training pitch. The school will retain access rights to use this upgraded pitch. In addition, LUFC will finance the delivery of an enhanced outdoor recreation space for the school. The detail of this proposal is currently subject to ongoing design work and dialogue with the school to ensure that the school is completely satisfied with LUFC's proposal prior to any agreement. However the design will significantly improve the schools current outdoor facilities. The emerging proposal provides for formal outdoor teaching space, discovery play space, welfare facilities and landscaped nature reserve.
- 3.15 The school is supportive of the overall ambition of the LUFC's training facility subject to ensuring the needs of the school can be met. It is considered that there is opportunity for the school to benefit from enhanced sporting and outdoor facilities and the ongoing support and co-working with the club seeks to ensure this will be realised for the school community.
- 3.16 The Council and LUFC are committed to delivering the required level of access for the school to deliver the curriculum for sport and outdoor activities and ensure the site is kept secure for safeguarding purposes. On the understanding that the school's requirements can be achieved, a S77 disposal consent will be required to enable a transfer to LUFC (Greenfield Investments). This is the consent obtained from the Secretary of State for Education to enable the Council to sell part of the school land and as such the obtaining of this consent will be a condition in relation to the transaction.
- 3.17 A plan showing the relationship between the Matthew Murray site, school land and the Parklife proposals is attached as Appendix 3.

4. Corporate considerations

4.1 Consultation and engagement

- 4.1.1 The Executive Member for Resources has been consulted and is supportive of the recommendations contained in the report.
- 4.1.2 Officers have briefed Beeston and Holbeck Members on the proposals contained within this report and wider proposals at Fullerton Park. Ward Members recognised the benefits that a successful club brings to the City, however, they were clear in their view that they would prefer to see Matthew Murray brought forward for private housing for sale.
- 4.1.3 Ward Members remain concerned by the current parking arrangement of the club and the impact especially on match days on the local community. Ward members also want to be assured that the proposed training facilities would provide a high level of access and benefits to the local community and that there is ongoing engagement and consultation between the Club and the local community about the proposed use and development of the facility as well as broader ongoing engagement as a key organisation and visitor attraction in the area.

- 4.1.4 Representatives from LUFC have also discussed the proposals with local Ward Members. The club has engaged on the development of a new travel plan which aims to reduce the dependency of domestic vehicles for both employees and fans and promotes more sustainable travel methods. There is an ongoing dialogue with Ward Members on the development of this.
- 4.1.5 There is ongoing dialogue with Ingram Road Primary School as set out at paragraph 3.14 to ensure that the school continues to have dedicated outdoor space as well as an appropriate level of access to the LUFC training facilities in order that they can deliver the curriculum for sport and outdoor activities and ensure the site is kept secure for safeguarding purposes. Any inclusion of that site would be subject to a satisfactory conclusion being reached.
- 4.1.6 As proposals progress a full stakeholder consultation programme will be undertaken by LUFC prior to the submission of a planning application.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 An Equality, Diversity, Cohesion and Integration Screening has been undertaken and no specific considerations arise from the immediate proposal to dispose of the site and is attached at Appendix 4.

4.3 Council policies and the Best Council Plan

- 4.3.1 The disposal of the site contributes to a number of the Council's priorities in the Best Council Plan including reducing health inequalities and supporting active lifestyles, making Leeds the best city for children and young people to grow up in and supporting growth and investment, helping everyone benefit from the economy to their full potential.

Climate Emergency

- 4.3.2 The Elected Members of Leeds City Council have recently declared a Climate Change Emergency, committing to becoming carbon neutral by 2030. The redevelopment of the Mathew Murray site as the Club's training facility is expected to see a reduction in the dependency of unsustainable travel methods as this is a more accessible location via public transport than Thorp Arch for the majority of Leeds residents.
- 4.3.3 In addition the proposed development will be subject to planning permission and this statutory process will further consider the impact this site will have on the climate. With respect to Core Strategy policies the scheme will need to comply with a number of Core Strategy policies that are relevant to tackling climate change. These include:

POLICY EN1: CLIMATE CHANGE – CARBON DIOXIDE REDUCTION

This Policy has two main aims around ensuring that reductions in Carbon Dioxide are built into the fabric of a building.

- 1) Require new buildings over a 1000 sqm of floorspace to evidence total predicted carbon dioxide emissions 20% less than Building regulations Standards Part L.
- 2) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.

POLICY EN2: SUSTAINABLE DESIGN AND CONSTRUCTION

This Policy ensures that commercial buildings meet an international standard of sustainable design.

Non-residential developments of 1,000 or more square metres (including conversion) where feasible are required to meet the BREEAM standard of 'excellent'.

POLICY EN8: ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

This Policy ensures that developments provide for electric vehicles and future proofs them for modifications in the future.

4.4 Resources, procurement and value for money

4.4.1 The Council has obtained an independent valuation of the site. The terms offered to the Council represent the best consideration that can reasonably be obtained under Section 123 of the Local Government Act 1972. Further details are provided in the confidential appendix.

4.5 Legal implications, access to information, and call-in

- 4.5.1 The proposal constitutes a key decision and the decisions in this report are eligible for call in.
- 4.5.2 Any disposal of the playing fields of the Ingram Road Primary School will require prior Secretary of State for Education consent, in compliance with s77 of the Schools Standards and Framework Act 1998.
- 4.5.3 Under paragraph 4(2) of Schedule 1 of the Academies Act 2010 local authorities are required to apply for the specific consent of the Secretary of State for Education to dispose of any land which has been used as a school at any time in the preceding 8 years. The Director of Children's and Families has confirmed that the Matthew Murray Site has not been used as a school for more than eight years and therefore consent under Schedule 1 therefore consent under Schedule 1 mentioned above for the disposal of the Matthew Murray Site is not required is required for this disposal
- 4.5.4 It is the opinion of the Head of Land and Property that the terms provisionally agreed with the Council, as outlined in the confidential appendix, represent the best consideration that can reasonably be obtained under Section 123 of the Local Government Act 1972.
- 4.5.5 The information contained in the confidential appendix attached to this report relates to the financial or business affairs of a particular person, and of the Council. This information is not publicly available from the statutory registers of information kept in respect of certain companies and charities. It is considered that since this

information was obtained through one to one negotiations for the property/land then it is not in the public interest to disclose this information at this point in time as this could affect the integrity of the disposal of the property/land. Also it is considered that the release of such information would or would be likely to prejudice the Council's commercial interests in relation to other similar transactions in that prospective purchasers of other similar properties would have access to information about the nature and level of offers which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be publicly available from the Land Registry following completion of this transaction and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time. It is therefore considered that this element of the report should be treated as exempt under Rule 10.4.3 of the Access to Information Procedure Rules.

4.6 Risk management

- 4.6.1 The main risk is for LUFC to deliver this key part of their Vision, the club will need to secure detailed planning permission and undertake any necessary site investigation work and associated due diligence.
- 4.6.2 To deliver enhanced proposals, LUFC require confirmation of funding from the Football Foundation relating to the Parklife project and the inclusion of land currently used by the Ingram Road Primary School. This latter element will also require Secretary of State for Education approval under s77 of the Schools Standards and Framework Act 1998.
- 4.6.3 In the event that LUFC cannot progress with the proposals, then the sites will remain in the ownership of the Council.

5 Conclusions

- 5.1 LUFC is an important part of the city of Leeds' regional, national and international profile attracting one of the highest attendances in the Championship and higher than some Premier League Clubs.
- 5.2 LUFC is approaching their Centenary Season and have a Vision which includes a number of projects and initiatives across the city, part of this is changes to their training facility. The subject of this report is a key step within this Vision, namely securing agreed Heads of Terms for the freehold acquisition of the Council owned site of the former Matthew Murray School. These are set out in the confidential appendix.
- 5.3 The full vision for LUFC's training facilities is the inclusion of the council owned Fullerton Park site, adjacent to the stadium. This is being promoted as part of the wider Parklife proposals and is subject to a separate report at this Executive Board.

6 Recommendations

- 6.1 Executive Board is asked to:-

- I Approve the disposal of the Council's freehold interest in the Matthew Murray site, for use as a training facility for LUFC to Greenfield Investments (a wholly owned company of the owner of LUFC) on the draft terms set out in the confidential appendix.

- II. Delegate the approval of the final disposal boundary and terms, including that relating to part of the playing fields of the Ingram Road Primary School and any requirement by Highways England, to the Director of City Development, with the concurrence of the Executive Member for Resources and, where applicable, the Head Teacher of Ingram Road Primary School .
- III. Note that the receipt from the disposal of the Matthew Murray site has already been ring-fenced to the Consolidation Schools Programme.
- IV. Note that a separate report is to be presented to this Executive Board in relation to the Parklife Project which is proposed on Council owned land at Fullerton Park adjacent to LUFC's stadium which provides for associated training facilities.

7 Background documents¹

7.1 None.

¹ The background documents listed in this section are available to download from the council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.