

**MINUTES OF A MEETING OF THE  
SPECIAL COUNCIL EXECUTIVE COMMITTEE  
HELD ON THURSDAY 31 MARCH 2011 FROM 9.05PM TO 9.30PM**

*Present: Dianne King (Chairman), Prue Bray, David Lee, Anthony Pollock, Rob Stanton and Bob Wyatt*

*Also present:- Keith Baker and Matthew Deegan*

**PART I**

**14. MINUTES**

The Minutes of the meeting of the Committee held on 21 October 2010 were confirmed as a correct record and signed by the Chairman.

**15. APOLOGIES**

There were no apologies of absence received.

**16. DECLARATIONS OF INTEREST**

There were no declarations of interest received.

**17. PUBLIC QUESTION TIME**

There were no public questions received.

**18. MEMBER QUESTION TIME**

There were no Member questions received.

**19. LOCAL TRANSPORT PLAN 3 (2011-2026)**

The Committee considered, as recommended by the Executive, the Local Transport Plan 3 (LTP3) which was a statutory document that required adoption by 31 March 2011 to replace the existing LTP.

Councillor Bray was disappointed that the Plan did not appear to incorporate any of the suggestions that the Liberal Democrat Group had put forward. Although it was felt there was nothing fundamentally wrong with the document Councillor Bray believed that it was not focussed enough to actually deliver the improvements that were required. Councillor Bray felt that the Plan was too Wokingham Town centric and needed to be a bit wider and comments on cycling put forward had also not been included.

The Leader of Council clarified that the LTP was a high level document which would have detailed policies underneath it and the Liberal Democrat Group would be welcome to have input to those detailed policies.

**RESOLVED:** That the Local Transport Plan 3 (2011-2026) document be adopted.

**20. WOKINGHAM TOWN CENTRE REGENERATION**

The Committee considered, as recommended by the Executive, a report relating to legal documentation to confirm the appointment of a development partner for the Wokingham Town Centre Regeneration Project.

The Executive Member for Finance raised concern that the financial information contained in the report did not include more detailed financial information and analysis. Councillor Pollock felt that it would be sensible in future to have some sort of framework around the relevant rates of return and how the Council was intending to achieve them set out in tabular form. As numbers changed from those previously estimated it would be useful to have something that would enable Members to track the changes.

The Chief Executive confirmed that the report being considered at this meeting related to the completion of contractual documentation which gave effect to the Council's previous decision to appoint Wilson Bowden as its preferred partner. It was not a report which was seeking approval for investment although Members needed to be aware that on contractual exchange the Council was committed to invest in the Town Centre on the basis of the financial parameters contained within the report. Future reports, requiring approval for specific investment, would contain full financial analyses. At each stage of the regeneration when the financial details become certain they will be reported to the Executive.

Members queried what the fourth recommendation actually meant, particularly whether it meant acceptance of all the financial information contained within the Part II sheets. The Chief Executive clarified that Members were being asked to agree the contractual obligations that would arise in the future and note that as a result there would be financial implications and funding requirements. The full details of which would come forward at a later date for consideration.

**RESOLVED** That:

- 1) Wilson Bowden be confirmed as the Council's regeneration partner and that all relevant contractual documentation be completed to give effect to this decision;
- 2) the 'Corporate Implications for proceeding with the Scheme' as contained within the Part II section of the report be noted;
- 3) the Risk Assessment, as contained within the Part II section of the report be noted;  
and
- 4) the potential financial implications as laid out in Part II be noted.

**21. EXCLUSION OF THE PUBLIC**

**RESOLVED:** That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Part 1 of Schedule 12A of the Act (as amended) as appropriate

**22. WOKINGHAM TOWN CENTRE REGENERATION**

The Committee considered exempt information relating to legal documentation to confirm the appointment of a development partner for the Wokingham Town Centre Regeneration Project.

*These are the Minutes of a meeting of the Special Council Executive Committee*

*If you need help in understanding this document or if you would like a copy of it in large print please contact one of our Team Support Officers.*

**MINUTES OF A MEETING OF THE  
SPECIAL COUNCIL EXECUTIVE COMMITTEE  
HELD ON THURSDAY 19 MAY 2011**

**DURING THE ADJOURNMENT OF THE ANNUAL COUNCIL MEETING**

*Present:- Prue Bray, Dianne King, David Lee, Anthony Pollock, Rob Stanton and Bob Wyatt.*

**1. ELECTION OF CHAIRMAN FOR THE 2011/2012 MUNICIPAL YEAR**

**RESOLVED:** That Dianne King be elected Chairman of the Committee for the 2011/2012 municipal year.

**2. APPOINTMENT OF VICE-CHAIRMAN FOR THE 2011/2012 MUNICIPAL YEAR**

**RESOLVED:** That Bob Wyatt be appointed Vice-Chairman of the Committee for the 2011/2012 municipal year.

**3. APOLOGIES**

There were no apologies of absence.

**4. DECLARATION OF INTEREST**

There were no declarations of interest.

*These are the Minutes of a Meeting of the Special Council Executive Committee.*

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**TITLE** Wokingham Town Centre Regeneration

**FOR CONSIDERATION BY** The Special Council Executive Committee on 20 October 2011

**WARD** Emmbrook, Norreys, Westcott

**STRATEGIC DIRECTOR** Graham Ebers, Strategic Director Resources

**LEAD MEMBER** Matthew Deegan, Executive Member for Community Regeneration

**OUTCOME**

To update the Special Council Executive Committee on the Wokingham Town Centre Regeneration.

**RECOMMENDATION**

That as recommended by the Executive the Special Council Executive Committee agrees to move forward with the recommendations as set out in Part 2 report.

**SUMMARY OF REPORT**

To update the Special Council Executive Committee on the Wokingham Town Centre Regeneration project and to set out the process to be followed to conclude the delivery arrangements.

## **Background**

In June 2008 the Council approved moving forward with a Council led regeneration scheme and entered a Competitive Dialogue procurement process to identify a partner for regenerating key sites within Wokingham Town Centre.

An OJEU notice was issued on the 27<sup>th</sup> June 2008 and the initial expressions of interest were narrowed down to six companies who were invited to enter into dialogue with the Council. The developers were issued with an Invitation to Participate in Dialogue (IPD) and Project Brief in May 2009.

Following an assessment of their outline ideas in response to the Project Brief the Invitation to Continue Dialogue (ICD) was issued to three developers in August 2009. These were Development Securities, Gladedale and Wilson Bowden Developments. The issuing of the ICD was followed by an extensive period of dialogue sessions covering scheme design, legal and financial proposals to enable development of the outline ideas into detailed proposals for the town centre.

By summer 2010 it was felt that the proposals had reached a suitable level of detail and the three developers were issued with an Invitation to Tender (ITT) on the 21<sup>st</sup> June 2010. All three developers submitted tenders by the deadline and the evaluation Council then undertook a comprehensive evaluation process against the criteria set in the ITT.

Based upon the scoring against these criteria a decision was made to move forward with Wilson Bowden as the Council's preferred development partner and the Council has entered more detailed fine-tuning discussions with them based upon the tendered proposal.

Work is currently being carried out to refine the scheme design and a pre-application process has been entered into to enable continued consultation with the Local Planning Authority.

As part of this process the scheme was put out for public consultation during July 2011. A three day manned exhibition was held in the town centre from July 7<sup>th</sup> – 9<sup>th</sup> and received 1,730 visitors. The exhibition information was also placed on display in Shute End reception and on the regeneration web site [www.wokinghamregeneration.co.uk](http://www.wokinghamregeneration.co.uk)

During the consultation period 434 completed comment forms were returned to the Council. The information collated and analysed from this public consultation will be used to refine the scheme and will form part of the formal planning application to be made in the coming months.

## **Analysis of Issues**

Due to the confidential nature of the process not all issues can be considered under part 1 of this report. An additional analysis can be found in the Part 2 addendum of this report.

The reason the Special Council Executive Committee is being asked to make this decision is to allow the Council to move forward with the Regeneration Project for the town centre.

<b>Reasons for considering the report in Part 2</b>
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Due to the confidential nature of the Competitive Dialogue Process and the consideration of commercial information the report needs to be discussed in Part 2.
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<b>List of Background Papers</b>
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None
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<b>Date</b> 11 October 2012	<b>Version No.</b> 1