



WOKINGHAM BOROUGH COUNCIL

An Extraordinary Meeting of the **OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE** will be held in David Hicks 1 - Civic Offices, Shute End, Wokingham RG40 1BN on **MONDAY 16 OCTOBER 2017 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Manjeet Gill'.

Manjeet Gill
Interim Chief Executive
Published on 6 October 2017

The role of Overview and Scrutiny is to provide independent “critical friend” challenge and to work with the Council’s Executive and other public service providers for the benefit of the public. The Committee considers submissions from a range of sources and reaches conclusions based on the weight of evidence – not on party political grounds.

This meeting may be filmed for inclusion on the Council’s website.

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council’s control.



WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, an even better place to do business

Our Priorities

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE

Councillors

Keith Baker (Chairman)	Laura Blumenthal (Vice-Chairman)	Parry Batth
Lindsay Ferris	Kate Haines	Pauline Helliar-Symons
Ken Miall	Ian Pittock	Malcolm Richards
Bill Soane	Chris Smith	Shahid Younis

Substitutes

Philip Houldsworth	Abdul Loyes	Imogen Shepherd-DuBey
Rachelle Shepherd-DuBey		

ITEM NO.	WARD	SUBJECT	PAGE NO.
36.		<p>APOLOGIES To receive any apologies for absence.</p>	
37.		<p>DECLARATIONS OF INTEREST To receive any declarations of interest.</p>	
38.		<p>PUBLIC QUESTION TIME To answer any public questions.</p> <p>A period of 30 minutes will be allowed for members of the public to ask questions submitted under notice.</p> <p>The Council welcomes questions from members of the public about the work of this committee.</p> <p>Subject to meeting certain timescales, questions can relate to general issues concerned with the work of the Committee or an item which is on the Agenda for this meeting. For full details of the procedure for submitting questions please contact the Democratic Services Section on the numbers given below or go to www.wokingham.gov.uk/publicquestions</p>	
39.		<p>MEMBER QUESTION TIME To answer any Member questions.</p>	
40.	Wescott	<p>CALL-IN OF EXECUTIVE DECISION - PEACH PLACE RESIDENTIAL To consider the Call-In of the Executive decision to transfer 22 apartments at Peach Place, Wokingham to a Council-owned company.</p>	
40.1		<p>Background In accordance with the Council's Constitution, five non-Executive Members have submitted a formal notice "calling in" the Executive decision relating to the</p>	

transfer of 22 apartments at Peach Place to a Council-owned housing company.

The full decision made by the Executive was as follows:

RESOLVED: That the following be approved:

- 1) the Council transfers the completed 22 apartments at Peach Place, Wokingham to a Council-owned housing company on terms to be agreed by the Director of Corporate Services in consultation with the Leader of the Council;
- 2) the proposed funding model, including the allocation of Section 106 receipts for the provision of affordable housing;
- 3) the proposed tenure mix;
- 4) the delegation of any further related and subsidiary decisions if required to complete the transaction to the Chief Executive in conjunction with the Leader.

The decision has been called in on the following grounds:

- 1) The decision has contravened Section 1.4.2 a) of the Council's Constitution, in that the action being proposed is not proportionate to the desired outcome. The reasons why this is the case relate to the Part 2 information supplied with the report and therefore are given separately in a confidential addendum to this call-in notice.
- 2) The decision has contravened Section 1.4.2 d) of the Council's Constitution, in that openness has not been observed. Details of the decision have been placed in Part 2 which should have been disclosed in Part 1. The reasons why this is the case relate to the Part 2 information supplied with the report and therefore are given separately in a confidential addendum to this call-in notice. We are able to say in Part 1 that neither the discussion in Part 1 at the Executive meeting and the press release subsequently put out by the Council referred to an important aspect of the plan which is mentioned in Part 2 and that the public may have been misled as a result. In addition we believe that under the definition of exempt information, some of the information which has been withheld from the public should have been disclosed.

- 3) The decision has contravened Section 1.4.2 e) of the Council's Constitution, in that clarity of aims and desired outcomes has not been achieved. The reasons why this is the case relate to the Part 2 information supplied with the report and therefore are given separately in a confidential addendum to this call-in notice.
- 4) The decision has contravened Section 1.4.2 f) of the Council's Constitution, as details of the options which were taken into account have not been recorded. No other options are mentioned either in Part 1 or Part 2, yet we know that this item was previously scheduled for the Executive and was withdrawn. No explanation as to why or what was changed has been provided.

In Part 1 we are able to say that although in principle we support the provision of affordable housing at Peach Place, we do not believe that the financial details of the scheme as outlined in Part 2 demonstrate acceptable or proportionate use of S106 commuted sums.

40.2	Reference Information for consideration by the Committee Supporting documents are set out below at items 40.3 to 40.9.	
40.3	Copy of the Call-In Notice (includes Part 2 sheets)	7 - 10
40.4	Report on Peach Place Residential, considered by the Executive on 28 September 2017 (includes Part 2 sheets)	11 - 20
40.5	Extract from the Draft Executive Minutes for 28 September 2017	21 - 22
40.6	Report on Peach Place Residential, withdrawn from the Executive meeting on 27 July 2017 (includes Part 2 sheets)	23 - 32
40.7	Report on Wokingham Town Centre Regeneration - Letting of Elms Field Contract, considered by the Executive on 28 September 2017 (includes Part 2 sheets)	33 - 42
40.8	Peach Place Residential - Call-In Response (includes Part 2 sheets)	43 - 52
40.9	List of Witnesses and Indicative Timetable	53 - 54
41.	None Specific BUDGET ENGAGEMENT PROPOSALS To consider a report on proposals relating to the annual public Budget Engagement process.	55 - 66
42.	EXCLUSION OF THE PRESS AND PUBLIC The Committee may exclude the press and public in order to discuss the Part 2 sheets associated with	

Agenda item 40 and to do so it must pass a resolution in the following terms:

That under Section 100a (4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act (as amended) as appropriate.

Any other items which the Chairman decides are urgent

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

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