

Committee: Cabinet

Date: 10th June 2013

Agenda item: 5

Wards: All

Subject: Reference from Overview and Scrutiny Commission – Call in of decision taken on Sale of Land on the Broadway (P4)

Lead officer: Rebecca Redman, Scrutiny Officer

Lead member: Councillor Peter Southgate, Chair of Overview & Scrutiny Commission

Forward Plan reference number: 1265

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Recommendations:

Further to hearing the call in of the decision taken on the sale of land on the Broadway (P4 site), the Overview and Scrutiny Commission wished to make the following recommendations:

- a) That Cabinet reconsider the decision taken on the sale of land on the Broadway (P4 site);
- b) That Cabinet undertake a more comprehensive valuation of the P4 site's value (including its on going value as a P4 site) before opening up to tender;
- c) That Cabinet compares bids received with the site's current value *as a car park, and does not accept any bid that fails to achieve value against this benchmark*

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 To present to Cabinet the recommendations of the Overview & Scrutiny Commission in relation to the call in of the decision taken on the sale of land on the Broadway (P4 site). Members have requested that Cabinet reconsider the decision, with reference to their recommendations as outlined above.

2. DETAILS

- 2.1 At its meeting on 2nd May 2013, the Overview and Scrutiny Commission heard the call in of the decision taken on the sale of land on the Broadway (P4 site).

3. FINDINGS AND RECOMMENDATIONS OF THE OVERVIEW AND SCRUTINY COMMISSION

3.1 The Overview and Scrutiny Commission received a report detailing the officer response to the Call In request and considered the views of the call in signatories and local representatives at the meeting, as well as hearing representations from the Cabinet Member for Environmental Sustainability and Regeneration, Cabinet Member for Finance.

3.2 Members expressed their concerns regarding the information that had been used to make the decision which they felt did not provide an adequate analysis of the potential uses of the site, the potential income lost from the parking facilities, and the actual value of the site that may be sought.

3.3 The Overview and Scrutiny Commission agreed to refer this decision back for Cabinet to reconsider alongside the following recommendations:

- a) That Cabinet reconsider the decision taken on the sale of land on the Broadway (P4 site);
- b) That Cabinet undertake a more comprehensive valuation of the P4 site's value (including its on going value as a P4 site) before opening up to tender;
- c) That Cabinet compares bids received with the site's current value as a car park, and does not accept any bid that fails to achieve value against this benchmark

3.4 Furthermore, that the following comments be noted by Cabinet as an informative from the Panel:

- Consider the potential for the site to contribute to the emerging "creative quarter" in this part of the Broadway; and
- Reference provisions of the Localism Act allowing the community right to bid for public assets

4 ALTERNATIVE OPTIONS

4.1 Cabinet is required under the terms of the Constitution to receive, consider and respond to references from overview and scrutiny.

5. CONSULTATION UNDERTAKEN OR PROPOSED

5.1 None for the purposes of this report.

6. TIMETABLE

6.1 None for the purposes of this report.

7. FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

7.1 None for the purposes of this report.

8. LEGAL AND STATUTORY IMPLICATIONS

8.1 None for the purposes of this report.

9. CRIME AND DISORDER IMPLICATIONS

9.1 None for the purposes of this report.

- 10. HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**
 - 10.1 None for the purposes of this report.
- 11. RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**
 - 11.1 None for the purposes of this report.
- 12. APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**
- 13. BACKGROUND PAPERS**
 - 13.1 Minutes of the Overview and Scrutiny Commission meeting held on 2nd May 2013.

