

CALL IN REQUEST

1. **SUBJECT:** Land Adjacent to Callicott Comprehensive School - Housing Development Opportunity.

2. **DATE OF CABINET MEETING:** 19th October 2022 5:00 pm

3. **CABINET DECISION:** To Confirm Plan Showing As Proposed Bidder, Delegation of Chief Officer For Housing Delegation to Accept the officer recommendation for development of 100% Affordable Housing at land at Callicott Comp School

4. **REASON(S) FOR CALL-IN:** Not enough detail with reg to Capital Receipt

5. **DATE RECEIVED:**

6. **MEMBERS CALLING-IN:**
(The Chairman of a Select Committee or any three non-executive members)

Name	Ward
CCCR Simon G. M. Howarth	Denelly Ward
CCCR Frances Taylor	Maxter West Ward
CCCR David Jones	G. Scornay

Please identify which Select Committee should hear the call in based on the reasons for the call in request

Public Services - Place Select Committee's

Howarth, Simon G. M.

From: Taylor, Frances
Sent: 27 October 2022 13:40
To: Howarth, Simon G. M.
Subject: FW:

*County Councillor Frances Taylor
Magor West
West End,
Magor.*

Independent Group Leader

Tel. 07760361145

*Twitter: @frances4Magor
Facebook: FrancesTaylorIndependent*

From: Taylor, Frances
Sent: 27 October 2022 13:10
To: Howarth, Simon G. M. <SimonHowarth@monmouthshire.gov.uk>
Subject:

In December 2020 Council agreed to further its ambition to undertake an interventionist approach to the local housing market by developing a site to test and challenge its development aspirations. The purpose of developing a single site was to build internal capacity, learning and knowledge in providing affordable units, in advance of developing an in house development company. The Caldicot site was agreed as the test site with affordable units being retained by the council's housing team to meet homelessness need.

The report to Cabinet on 19th October seems to suggest a change in policy direction with Monmouthshire Housing being agreed as the preferred bidder rather than a development partner where the council builds out and retains the properties as detailed in the 2020 report.

Additionally, given the potential change in approach to the Social Housing Revenue Grant from the housing minister, increasing land values and the current economic outlook, it seems appropriate that the proposal should be further scrutinised to ensure that Council is balancing the desire to build capacity in creating a development company, delivering on affordable homes and maximising value from capital receipts.

It would be valuable to consider the specification to the market, the capital receipt forecast and the economic position.

*County Councillor Frances Taylor
Magor West
West End,
Magor.*

Independent Group Leader

Tel. 07760361145

Twitter: @frances4Magor

Facebook: FrancesTaylorIndependent



CALL-IN MECHANISM

Call-in

(a) When a decision is made by the executive, an individual member of the executive or a committee of the executive or an area committee or under joint arrangements, the decision shall be published, including where possible by electronic means, and shall be available at the main offices of the Council normally within two days of being made. All members will be sent copies of the records of all such decisions within the same timescale, by the person responsible for publishing the decision.

(b) That notice will bear the date on which it is published and will specify that the decision will come into force, and may then be implemented, on the expiry of five clear working days after the publication of the decision, unless a select committee objects to it and calls it in.

(c) During that period, the proper officer shall call-in a decision for scrutiny by the committee if so requested by the chairman or any three non-executive members and shall then notify the decision-taker of the call-in. He/she shall call a meeting of the committee on such date as he/she may determine, where possible after consultation with the chairman of the committee, and in any case within fifteen working days of the publication of the decision.

(d) If, having considered the decision, the select committee is still concerned about it, then it may refer it back to the decision making person or body for reconsideration, setting out in writing the nature of its concerns or refer the matter to full Council. If referred to the decision maker they shall then reconsider, amending the decision or not, before adopting a final decision.

(e) If following an objection to the decision, the select committee does not meet in the period set out above, or does meet but does not refer the matter back to the decision making person or body, the decision shall take effect on the date of the select meeting, or the expiry fifteen working days, from the publication of the decision, whichever is the earlier.

(f) If the matter was referred to full Council and the Council does not object to a decision which has been made, then no further action is necessary and the decision will be effective in accordance with the provision below. However, if the Council does object, the Council will refer any decision to which it objects back to the decision making person or body, together with the Council's views on the decision. That decision making body or person shall choose whether to amend the decision or not before reaching a final decision and implementing it. Where the decision was taken by the executive as a whole or a committee of it, a meeting will be convened to reconsider within ten clear working days of the Council request. Where the decision was made by an individual, the individual will reconsider within ten clear working days of the Council request.

(g) If the Council does not meet, or if it does but does not refer the decision back to the decision making body or person, the decision will become effective on the date of the Council meeting or expiry of the period in which the Council meeting should have been held, whichever is the earlier.

EXCEPTIONS

(h) In order to ensure that call-in is not abused, nor causes unreasonable delay, certain limitations are to be placed on its use. These are:

- i) only decisions involving expenditure or reductions in service over a value of £10,000 may be called in;
- ii) three members of the council are needed for a decision to be called in;

CALL-IN AND URGENCY

(i) The call-in procedure set out above shall not apply where the decision being taken by the executive is urgent. A decision will be urgent if any delay likely to be caused by the call in process would seriously prejudice the Council's or the public's interests. The record of the decision, and notice by which it is made public shall state whether in the opinion of the decision making person or body, the decision is an urgent one, and therefore not subject to call-in. The Head of Paid Service or his/her nominee must agree both that the decision proposed is reasonable in all the circumstances and to it being treated as a matter of urgency. Decisions taken as a matter of urgency must be reported to the next available meeting of the Council, together with the reasons for urgency.

(j) The operation of the provisions relating to call-in and urgency shall be monitored annually, and a report submitted to Council with proposals for review if necessary.