

AGENDA MANAGEMENT SHEET

Name of Committee Economic Development Overview And Scrutiny Committee
Date of Committee 18 September 2007
Report Title Nuneaton and Bedworth Masterplan - Consideration of Colleges' Co-location Option.
Summary On the 6 September the Cabinet approved a variation to the Masterplan. This decision has been "called in" under the Constitution for consideration by the Overview and Scrutiny Committee.
For further information please contact: Chris Simpson Regeneration Engineer Tel: 01926 418637 chrissimpson@warwickshire.gov.uk
Pete Keeley Principal Committee Administrator Tel: 01926 412450 petekeeley@warwickshire.gov.uk
Would the recommended decision be contrary to the Budget and Policy Framework? No.
Background papers None

CONSULTATION ALREADY UNDERTAKEN:- Details to be specified

- Other Committees Cabinet - 6 September 2007
- Local Member(s)
- Other Elected Members
- Cabinet Member Cabinet considered this issue on 6 September 2007 (the enclosed report listed those consulted prior to that meeting).
- Chief Executive
- Legal David Carter - reporting officer
- Finance
- Other Chief Officers

- District Councils
- Health Authority
- Police
- Other Bodies/Individuals

FINAL DECISION NO

SUGGESTED NEXT STEPS:

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

**Economic Development Overview and Scrutiny
Committee - 18 September 2007.**

**Nuneaton and Bedworth Masterplan - Consideration of
Colleges' Co-location Option.**

**Report of the Strategic Director of Performance and
Development**

Recommendation

That the Committee consider the issues and decide what action, if any they wish to take.

1. Introduction

1.1 At its meeting on the 6 September 2007 the Cabinet considered the report attached at **Appendix A** – relating to the Nuneaton and Bedworth Masterplan and Resolved as follows:

- (1) That, notwithstanding the recommendation of the Nuneaton and Bedworth Area Committee at its meeting on 10th July 2007 Cabinet approves varying the Masterplan to accommodate the Colleges' Option, subject to both Cabinet and Council being satisfied that:-
 - (i) A full business case and the outcome of the Library Value for Money Review justify the relocation of Nuneaton Library, and
 - (ii) Funding for the relocation of the library having being confirmed, and
- (2) That the Cabinet supports the principle of selling the site of the former Magistrates' Courts and the existing Library site at full market value to the colleges to allow the colleges to take vacant possession in October 2008 and enable implementation of the Colleges' Option.
- (3) That Resolutions (1) and (2) are subject to the Nuneaton and Bedworth Borough Council agreeing to sell their land and to satisfactory discussions about a joint library with the colleges.

1.2 A copy of the full draft minute is attached at **Appendix B**.

2. Call-in.

- 2.1 The decision has been called in by councillors June Tandy, Frank McCarney, Anne Forwood and Raj Randev under Standing Order 11, which is attached at **Appendix C**, because of their concerns about information in the report submitted to the Cabinet.
- 2.2 The Committee is invited to consider the issues and decide whether to:
- (i) refer the decision back to Cabinet for reconsideration;
 - (ii) refer the matter to full Council; or
 - (iii) decide to take no action.

DAVID CARTER
Strategic Director of
Performance and
Development

Shire Hall
Warwick

13 September 2007

AGENDA MANAGEMENT SHEET

<i>Name of Committee</i>	Cabinet
<i>Date of Committee</i>	6 September 2007
<i>Report Title</i>	Nuneaton and Bedworth Masterplan - Consideration of Colleges' Co-location Option
<i>Summary</i>	<p>At 10 July Nuneaton and Bedworth Area Committee a report was presented concerning the option to co-locate North Warwickshire and Hinckley College and King Edward VI College into Nuneaton town centre (copy appended), as compared to the original masterplan proposals.</p> <p>The proposals are part of a £49.5 million project for Nuneaton, for which the Colleges hope to seek Learning and Skills Council funding in September this year, seek planning permission January-October 2008 and start on site in 2009.</p> <p>The Area Committee resolved by a vote of 6 to 5 "That this Area Committee does not wish to pursue the option of co-locating North Warwickshire and Hinckley College and King Edward VI College into the Town Centre and wishes to retain the original Masterplan together with a new library on the existing site and recommends this proposal to Cabinet."</p> <p>Nuneaton and Bedworth Borough Council (NBBC) will be considering the Colleges' Option at its Cabinet meeting on 5 September.</p> <p>This report asks Cabinet to consider the issues surrounding the Colleges' Option as set out in the report to Area Committee, the Area Committee resolution as well as the view of NBBC, which will be reported verbally, and asks Members to come to a view as to whether the County Council should not pursue the Colleges' Option or should support the Colleges' proposals and approve varying the Masterplan.</p>

**For further information
please contact**

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**Would the recommended
decision be contrary to the
Budget and Policy
Framework?**

Yes/No

Background Papers

Masterplan for Nuneaton and Bedworth Town
Centres: November 2004.
Economic Impact Assessment of College Co-location
in Nuneaton Town Centre by Roger Tym and
Partners December 2006.
New Library and Cultural Centre Feasibility Report
(Draft) by Turner and Townsend June 2007.

CONSULTATION ALREADY UNDERTAKEN:-

Details to be specified

- | | | |
|--|-------------------------------------|---|
| Other Committees | <input checked="" type="checkbox"/> | Nuneaton and Bedworth Area Committee 10 July. |
| Local Member(s)
(With brief comments, if appropriate) | <input checked="" type="checkbox"/> | Councillor B Hicks |
| Other Elected Members | <input checked="" type="checkbox"/> | Councillor P Barnes
Councillor M Jones
Councillor P Morris-Jones |
| | | } for information |
| Cabinet Member
(Reports to The Cabinet, to be cleared with
appropriate Cabinet Member) | <input checked="" type="checkbox"/> | Councillor C Hayfield, Adult, Health and
Community Services
Councillor C Saint – happy to clear report. |
| Chief Executive | <input type="checkbox"/> | |
| Legal | <input checked="" type="checkbox"/> | P Endall – comments incorporated. |
| Finance | <input checked="" type="checkbox"/> | C Holden – comments incorporated. Has asked
that the priority of Nuneaton Library within Adult,
Health and Community Services be established. |
| Other Chief Officers | <input checked="" type="checkbox"/> | G Betts, Strategic Director of Adult, Health and
Community Services |
| District Councils | <input checked="" type="checkbox"/> | C Kerr, Chief Executive, Nuneaton and Bedworth
Borough Council |
| Health Authority | <input type="checkbox"/> | |

Police

Other Bodies/Individuals Advantage West Midlands (AWM).

FINAL DECISION **YES/NO** (*If 'No' complete Suggested Next Steps*)

SUGGESTED NEXT STEPS :

Details to be specified

Further consideration by this Committee

To Council

To Cabinet

To an O & S Committee

To an Area Committee

Further Consultation

Cabinet - 6 September 2007

Nuneaton and Bedworth Masterplan - Consideration of Colleges' Co-location Option

Report of the Strategic Director for Environment and Economy

Recommendation

Cabinet is asked:-

1. That notwithstanding the recommendation of the Nuneaton and Bedworth Area Committee at its meeting on 10th July 2007 Cabinet approves varying the Masterplan to accommodate the Colleges' Option, subject to both Cabinet and Council being satisfied that:-
 - (i) A full business case and the outcome of the Library Value for Money Review justify the relocation of Nuneaton Library, and
 - (ii) Funding for the relocation of the library having being confirmed, and
2. Support the principle of selling the site of the former Magistrates' Courts and the existing Library site at full market value to the colleges to allow the colleges to take vacant possession in October 2008 and enable implementation of the Colleges' Option.

1. Introduction

- 1.1 On 10 July 2007 Nuneaton and Bedworth Area Committee considered a report on the Colleges' option and the impacts on the library (the Recommendation and executive summary are attached as **Appendix A**). The report compared the Colleges' option to those originally proposed in the 2004 Nuneaton and Bedworth Town Centres Masterplan.
- 1.2 At that meeting, strong views were expressed for and against the Recommendation as drafted. Area Committee eventually resolved (by a narrow margin of 6 to 5) to recommend that Cabinet do not support the Colleges' Proposal, and to continue with the proposals contained in the 2004 Nuneaton and Bedworth Town Centres Masterplan for the future development of Nuneaton town centre. The reasons cited by the majority opposing the Colleges' proposals included:-

- (i) Lack of public consultation on the issue, given that in their view the magnitude of the changes embodied in the Colleges' Option were such as to amount to a fundamental change to the Masterplan rather than an amendment of detail. In particular members felt that they had not been made aware of the possibility that Library re-location would be required as part of the Colleges' Option. This was an issue of widespread concern amongst their constituents and members needed more time to consult thereon.
 - (ii) Adverse traffic impacts upon Nuneaton Centre caused by the daily influx of students.
 - (iii) The Colleges' Option would deprive the townspeople of significant benefits envisaged by the Original Masterplan, in particular the "public plaza" which the previous design had envisaged for the area now required by the Colleges' Option. The Colleges' Option would represent an unacceptable intensification of land use in that part of Nuneaton."
- 1.3 Further consideration has been given to these aspects as well as the funding package for the new library.

2. Public Consultation

- 2.1 The Masterplan was drawn up following consultation with key stakeholders.
- 2.2 As explained in Section 8 of the Area Committee report, the issue of the Colleges' Option has been included in the first phase of Nuneaton and Bedworth Borough Council's consultation for the Area Action Plan (AAP) which is due to be completed on 17 August 2007.
- 2.3 There will be two further opportunities for the public to have their say on the Colleges proposals.
- (i) During the Consultation Process on the Preferred Options stage of the AAP.
 - (ii) During the planning application.

3. Traffic Impacts

- 3.1 More work has been carried out on the traffic impacts following comments at Area Committee. The traffic generated through three scenarios can be compared to the existing traffic levels. These are:-
- (i) The original Masterplan option.
 - (ii) The Colleges' Option in the town centre with the offices and residential as proposed in the Masterplan redistributed.

- (iii) The original Masterplan option with the Colleges' redevelopment on Hinckley Road (the existing site of North Warwickshire and Hinckley College (NWHC)).
- 3.2 Two plans have been produced showing the morning and evening traffic levels to enable these options to be compared easily to each other. They are included in **Appendix B**.
- 3.3 The figures indicate that although traffic will increase as a result of any new development, the additional traffic generated as a result of the new development would be less with the Colleges' Option than with the original Masterplan proposals.
- 3.4 Furthermore, the Colleges' Option in the town centre could serve to re-distribute traffic around the ring road and relieve known pressure points. For example, current traffic accessing the existing NWHC site through the town centre would need to take the route around the ring road via the Bond Street/Regent Street gyratory. With parking provision for the college on the south east of the ring road on the King Edward VI College (KEC) site, traffic would have an option of either a clockwise or anti-clockwise routing around the ring road as each would provide a journey of similar length, thereby providing a more even distribution of traffic around the ring road and relieving pressure on the Bond Street/Regent Street gyratory.
- 3.5 When considering the predicted traffic demands of the three development scenarios (as identified in **Appendix B**), mitigation of these would be easier for the Colleges' Option in the town centre compared to the original masterplan option. For example the college option could:-
 - (i) Include staggered start times to spread the arrivals across a longer period.
 - (ii) Encourage students to use college buses to access the site by providing transport at a subsidised cost; or
 - (iii) Providing remote parking on the Hinckley Road site combined with a shuttle service (already proposed by the college).
- 3.6 Mitigation of the predicted traffic demands of the original Masterplan option would be more difficult to achieve with multiple uses and occupiers of the site.
- 3.7 The impact on car parking is discussed in paragraph 5.15 of the Area Committee report. It recognises that as a result there will be pressure on car parking on market days in November and December. Therefore it will be necessary to continue discussions with NBBC and both Colleges on further car parking options and deal with this problem.

4. Funding Shortfall

4.1 If Warwickshire County Council (WCC) supports the Colleges' Option then WCC will have to agree to sell land to the Colleges. The land that the Colleges require that WCC own consists of:-

- (i) Vacant land on site of Former Magistrates Courts (0.526 acres).
- (ii) The existing Library site (0.848 acres).

This means that the existing Library would need to be replaced which would have financial implications for the County Council.

4.2 Table 2 in Section 7 (page 18) of the Area Committee report shows the financial implications to the County Council for various options regarding the Library together on in paragraph 4.8 (page 9) showing the potential enhanced library services resulting from closer working with the colleges' library facilities. These figures show that there will be a funding shortfall regarding the Library.

4.3 For the Colleges' option to proceed, WCC will need to underwrite **£4.4 million capital** together with a one off costs of approximately **£1.0 million revenue**. This would cover the estimated cost of building a new library on the Church Street car park. This funding could be met from:-

- (i) WCC.
- (ii) External Funding.
- (iii) Public/Private sector.

As detailed in section 7 of the report there may also be other ways to reduce the cost such as formally asking Partners to contribute. However, as the attached report indicates in paragraph 7.29, the preferred option for the library is an alternative site in the town centre currently occupied by the Post Office and Wilkinsons amongst others. The feasibility work has shown that this site has a number of advantages over others but it is the most ambitious in terms of cost (current estimate £7.8 million for the library element) and scope. Further work would be required to examine the development appraisal and the business case justifying the relocation of the library to this location should the Cabinet decide to support the Colleges' proposals. With this option, it is anticipated that the majority of the funding would come from the private sector with WCC only financing the Library element unless some other financing arrangement could be found. The business case would examine the alternative options, the case for earmarking the capital receipts to the project, and also consider the priority of the library scheme in relation to other Adult, Health and Community Services capital and revenue projects. Cabinet/Council would have to approve capital and revenue funding for a new library and funding would normally be secured as part of the 2008/9 budget process which leads up to agreement of capital and revenue budgets in February 2008.

4.4 A provisional timetable could be:-

- (i) September 2007 submit budget bid and prepare business case.

- (ii) February 2008 – consideration of bid by Cabinet/Council.
- (iii) March 2008 - determine preferred site for the new library (PO/Wilkinsons or Church St car park).
- (iv) August/Sept 2008 - move out of existing library into temporary accommodation subject to colleges obtaining planning consent and confirmation of funding from the Learning and Skills Council (LSC).
- (v) Oct 2008 - vacate site and sell land to colleges (for construction estimated to be completed in 2011).
- (vi) Autumn 2008 appoint architect for new library (if stand-alone scheme on Church Street car park).
- (vii) Summer 2009 - Summer 2010 construction of new library (if stand-alone scheme on Church Street car park).

5. Planning Context

- 5.1 Both scenarios fit into current national, regional and local policy by providing appropriate uses and attractive new buildings at a key town centre site. Policy UR3 of the Regional Spatial Strategy (RSS) specifically refers to enhancing Town Centres by ‘identifying and creating opportunities for development, particularly for business, retail, leisure, tourism, cultural, educational and other services which are accessible to all.’
- 5.2 Policy PA11 in the RSS identifies Nuneaton as a strategic Town Centre which should be the focus of ‘uses which attract large numbers of people including major cultural, tourist, social and community venues.’ In the explanation to the Policy the RSS states ‘Where major education or health institutions, public administration or other community uses are located within or close proximity to town or city centres particular attention should be paid to facilitating their retention and expansion.’
- 5.3 The Issues and Options paper for an Area Action Plan (AAP), referenced above, which will provide the planning policy framework for Nuneaton town centre has been the subject of consultation by NBBC, in June/July 2007. Both the existing Masterplan proposal and the Colleges’ co-location proposal in principle appear to fit with the emerging AAP. Once adopted, this will give some planning weight to the delivery of the Masterplan. In the meantime, both proposals would contribute to the vision for Nuneaton in “attracting greater numbers of people to live, work and visit the town centre.”

6. Conclusions

- 6.1 Officers recognise the strength of opinion expressed by the majority of the Area Committee. However, it is the case that the benefits of the Colleges’ Option will outweigh the objections thereto. These objections which to a large extent, as described above, can with careful planning be reduced to a level that is

generally acceptable. Accordingly, Cabinet is recommended to approve varying the Masterplan to accommodate the Colleges' Option provided that:-

- (i) A full business case and the outcome of the Value for Money Review justify the relocation of the library and
- (ii) Funding for the relocation is confirmed.

6.2 Further reports will be brought to Cabinet as and when necessary to update Members on progress with the Masterplan. In particular, the outcome of further work on the Post Office/Wilkinsons site being brought to Cabinet in due course.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

24 August 2007

Cabinet - 6 September 2007

Nuneaton and Bedworth Masterplan - Consideration of Colleges' Co-location Option

Extracts from 10 July Nuneaton and Bedworth Area Committee Report

Recommendation

That Members:-

1. Note that the Cabinet decision on 1st February 2007 to implement the Masterplan may have considerable capital and revenue resource implications for the Council (as regards the financing of the proposed replacement library and providing temporary accommodation during construction) and that officers will need to clarify those issues fully prior to final approval by Cabinet of detailed proposals of the Masterplan.
2. Note the likely implications of the North Warwickshire and Hinckley College (NWHC) and King Edward VI College (KEC) alternative proposal for co-location in the town centre on the Vicarage Street site ("the Colleges' Option") compared to the original proposal for the Vicarage Street site in the Masterplan.
3. Recommend/does not recommend to Cabinet that it approves varying the Masterplan to accommodate the Colleges' Option. Approval would be subject to Cabinet being satisfied regarding (a) a full business case and the outcome of the Value for Money Review to justify the relocation of the library, and (b) full funding for the relocation of the library having being confirmed.
4. Subject to the satisfaction of the conditions mentioned in Recommendation 3, support the principle of selling the site of the former Magistrates Courts and the existing Library site at full market value to the colleges to allow the colleges to take vacant possession in October 2008 and enable implementation of the Colleges' Option.
5. Authorise officers to undertake further work to determine the preferred location of the Library, carried out on the understanding that there is a fall-back option of the Church Street Car Park as per the original Masterplan Proposal, and agree that a further report be brought to Area Committee seeking approval of the preferred location for the new library.

1. Executive Summary for 10th July Nuneaton and Bedworth Area Committee Report

- 1.1 The focus of the Masterplan vision for Nuneaton town centre is to support and attract greater numbers of people to live, work and visit the town centre. Alternative proposals have been put forward for the largest priority site in the Masterplan by the Colleges and this report compares the comparative benefits and impacts of the different options.
- 1.2 The original Masterplan proposal was for a mixed-use development which would provide primarily office and residential units, give a positive impact in terms of image for the town and help to improve the viability and vitality of the town centre. The focus on office accommodation is not without risk, however, as office demand in the centre of Nuneaton is unproven and recent studies have questioned whether or not the scale proposed in the Masterplan is realistic.
- 1.3 Colleges Option would also contribute towards the vision for Nuneaton town centre but with less risk. Once funding and planning consent is secured there is a high degree of certainty that the scheme will be delivered. The scheme would also deliver benefits in a shorter timescale than the original Masterplan as well as having the added advantage of further social benefits including developing the skills agenda and would contribute to the County's refocused vision of raising levels of educational attainment. As the viability of Nuneaton town centre is still under threat from competing centres (The Arena, Leicester, Solihull, Coventry) the early development that the colleges option brings is a large advantage.
- 1.4 It should be noted that the two options are not mutually exclusive. If the college option were adopted on the Vicarage Street site then the original Masterplan proposals could be moved to other town centre sites. The greatest benefit to the town centre is likely to come from accommodating both college and office/residential development and this is an opportunity to bring about real transformational change to Nuneaton Town Centre as both options do have considerable benefits.
- 1.5 Support of the Colleges Option will mean the library will have to be relocated but advantages of relocating the library in terms of service delivery and success of the Masterplan have been identified in various studies. This is seen as a good opportunity to re-develop the existing library especially considering that it currently needs £3.6 million Net Present Value (NPV) maintenance.
- 1.6 The most advantageous option for relocating the library is Option 4 on the Post Office/ Wilkinson site but this is also the most complex and expensive option. It is recommended that Members authorise officers and provide resources to undertake further work to investigate the commercial viability of Option 4: a new civic and cultural centre including a new library. This will be carried out on the understanding that if the business case for this option is not favourable then the library will move to Church St as a fall-back option (subject to detailed negotiation with Nuneaton and Bedworth Borough Council (NBBC)) in line with the original Masterplan proposal for the library (which NBBC have endorsed).

- 1.7 Whichever option is preferred there will be financial implications for the County Council concerning the new library. The capital costs of which are broadly estimated as follows:-

Option	Capital cost	Additional first year revenue cost
1. Stay in the same location and maintain/upgrade the existing building	£2.39M	£300K - temporary library £239K - capital borrowing
2. Redevelop on the existing site	£4.89M	£300K - temporary library £489K - capital borrowing
3. Relocate to Church Street Car Park (original Masterplan option)	£4.41M	£300K - temporary library £441K - capital borrowing
4. Relocate to Post Office/Wilkinson site. (Library element)	£7.8M	£300K - temporary library £780K - capital borrowing

Based on current estimates, if Options 3 or 4 were chosen there would be on going additional revenue costs of around £0.3 million to £1.0 million which would need to be included in future years revenue budget.

- 1.8 Members should note, however, that funding for the new library needs to be secured and will require a financial investment from Warwickshire County Council (WCC). If a capital investment is required it is hoped that external funding will be secured from Advantage West Midlands (AWM) for the additional money required to develop a new civic and cultural quarter including a relocated the library as part of a package to deliver the Masterplan. Alternatively, private sector funding could be used and WCC lease back the library.
- 1.9 The alternative is for the Council to retain the present Library with a cost implication of £3.6 million NPV with the consequences for the successful delivery of the masterplan.

Draft Minute - Cabinet 6 September

9. Nuneaton and Bedworth Masterplan - Consideration of Colleges' Co-location Option

The Cabinet considered the report of the Strategic Director of Environment and Economy.

The report asked Cabinet to consider the issues surrounding the Colleges' Option as set out in the report to Area Committee, the Area Committee resolution as well as the view of Nuneaton and Bedworth Borough Council. The Cabinet was asked to come to a view as to whether the County Council should pursue the Colleges' Option and approve varying the Masterplan.

Councillor Bob Stevens, the Deputy Leader, took the Chair for this item.

During his introduction of the main points of the report, Councillor Chris Saint, Cabinet Member for Economic Development, drew attention to the joint working being undertaken by the County and Borough Council. He indicated that an application for planning permission would be necessary which would be subject to public consultation.

During the debate the following points were noted:

- An examination of traffic flows undertaken as part of the Traffic Impact Assessment concluded that overall flows would be less if both colleges were co-located in the town centre.
- Lower traffic flows on other highways would also lead to improvements in air quality.
- The Masterplan was not a static Plan
- Nuneaton and Bedworth Cabinet had deferred consideration of the matter to a meeting of the full Borough Council.
- There was a need for a library in the town centre and if the colleges were going to have library there would be benefits in providing a joint modern library for the community.
- The existing buildings for King Edwards Grammar School and the North Warwickshire College were considered unsuitable.
- A Town Centre location for the colleges would encourage young people to the town centre.
- The LSC wanted resolution of the possible financial implications of the library issues.
- Some Members expressed concern about:

- o the level of consultations undertaken on the proposed location of the colleges in the town centre bearing in mind the original uses proposed for the site.
- o The accuracy of the Traffic Impact Assessment having regard to current congestion and traffic movements around the town.
- o The possible loss of the Post Office.
- o The loss of car parking at Church Street and possibly other areas.
- o The Vision mentioned employment for more people than relocation of the colleges would enable.
- o The possible impact the library proposal would have on the current review of library services in Warwickshire, in particular, the financial implications for other libraries.
- It was suggested that the decision on colleges should be delayed until the County Council had undertaken full consultations with the public and a full Traffic Impact Assessment.
- The proposal should be examined by an Overview and Scrutiny Committee.

Councillor Barry Longden, Chair of the Nuneaton and Bedworth Area Committee, amplified several of the Committee's reasons for opposing the proposal. He indicated that, based on a survey he had undertaken, he considered that if the proposal went through it would be without any mandate from the people of Nuneaton and Bedworth.

Councillor Chris Saint, Cabinet Member for Economic Development, seconded by Councillor Peter Fowler, Cabinet Member for Performance and Development, moved and it was Resolved:

- (1) That, notwithstanding the recommendation of the Nuneaton and Bedworth Area Committee at its meeting on 10th July 2007 Cabinet approves varying the Masterplan to accommodate the Colleges' Option, subject to both Cabinet and Council being satisfied that:-
 - (i) A full business case and the outcome of the Library Value for Money Review justify the relocation of Nuneaton Library, and
 - (ii) Funding for the relocation of the library having being confirmed, and
- (1) That the Cabinet supports the principle of selling the site of the former Magistrates' Courts and the existing Library site at full market value to the colleges to allow the colleges to take vacant

possession in October 2008 and enable implementation of the Colleges' Option.

- (3) That Resolutions (1) and (2) are subject to the Nuneaton and Bedworth Borough Council agreeing to sell their land and to satisfactory discussions about a joint library with the colleges.

Economic Development Overview and Scrutiny Committee 18 September, 2007.

Extract from Standing Orders.

11 CALL IN

11.1 Subject to standing orders 13 and 16 below call-in applies to the following executive decisions i.e. decisions made by

- The Cabinet
- Committees of the Cabinet
- Area Committees making executive decisions
- Officers making key executive decisions

11.2 Any such decision shall be published electronically, normally within 2 working days of being made. Chairs of all overview and scrutiny committees will be sent copies of the records of all such decisions at the same time.

11.3 The decision will come into force and may then be implemented on the expiry of 5 working days after the date of electronic publication of the decision, unless the monitoring officer receives a written request as set out in 11.4 below.

11.4 During that period if the monitoring officer receives a written request from

- (i) the Chair of the relevant Overview & Scrutiny Committee or
- (ii) any four members of the Council

he/she will notify the decision maker and the Chair of the relevant Overview & Scrutiny Committee that the decision has been called in. Any such request must set out the nature of the concern and the reasons for the call-in.

11.5 Where it appears that the decision might reasonably be considered to be contrary to the policy framework or budget the monitoring officer may request the Chief Executive to set a date for a meeting of the full Council with the agreement of the Chair of the relevant Overview and Scrutiny Committee and the Chair of the Council.

11.6 The relevant Overview & Scrutiny Committee or Council as appropriate, shall meet to consider the decision no later than 10 working days after receipt of the call-in request.

11.7 Having considered the decision the relevant Overview and Scrutiny Committee may

- (i) refer it back to the decision making person or body for reconsideration setting out in writing the nature of its concern
- (ii) refer the matter to full Council; or
- (iii) decide to take no action

The outcome of the Overview and Scrutiny Committee consideration will normally be published electronically within 2 working days of the meeting.

11.8 If the Overview and Scrutiny Committee decides to take no action, the decision shall take effect on the expiry of 5 working days from the date of publication of the outcome unless a request has been made as set out at 11.9 below

11.9 Any 6 members may by written notice to the monitoring officer within 5 working days of date of publication of the outcome of the Overview and Scrutiny Committee meeting require the decision to be referred to full Council. Such notice shall nullify any referral to any other decision-making person or body. The Council shall meet to consider the decision within 10 working days of the request. Any request for a referral of the decision must set out the nature of the concern and the reasons for the referral.

11.10 The Council may after considering the decision

- (i) refer the matter back to the decision making person or body for reconsideration setting out in writing the nature of its concerns.
- (ii) make the decision with or without amendment, if it falls within the Council's power to do so.
- (iii) decide to take no action

11.11 If the Council decides to take no action or makes the decision itself the decision shall take effect on the date of the Council meeting.

11.12 Where an Overview and Scrutiny Committee (unless standing order 11.9 applies) or the full Council refer the matter to another decision-making person or body, that other decision-making person or body shall reconsider the decision at its next meeting. No further right of call-in may be exercised. The decision shall take effect on the date of that reconsideration.