

POLICY REVIEW AND DEVELOPMENT PANEL REPORT

REPORT TO:	Corporate Performance Panel		
DATE:	9 th February 2026		
TITLE:	Call-in Report – Property Disposal Policy		
TYPE OF REPORT:	Call-in		
PORTFOLIO(S):	Business & Deputy Leader – Councillor Simon Ring		
REPORT AUTHOR:	Rebecca Parker – Democratic Services Manager		
OPEN/EXEMPT	OPEN	WILL BE SUBJECT TO A FUTURE CABINET REPORT:	Dependant on the result of the Call in.

PURPOSE OF REPORT/SUMMARY:
<p>This report deals with the Recommendation to Council from the Cabinet Meeting held on 20th January 2026 in relation to the Adoption of the Property Disposal Policy.</p> <p>The recommendation to Council from Cabinet has been called in by the requisite number of Members and the Chief Executive has determined that the call-in is valid.</p> <p>This report outlines the call-in process and the options available to the Panel in dealing with the call-in.</p>
RECOMMENDATIONS:
To dispose of the call-in in accordance with Standing Order 12 by using the options set out in paragraph 6 of this report.
REASONS FOR RECOMMENDATIONS:
To dispose of the matter in accordance with Standing Order 12.

REPORT DETAIL

1. Introduction

1.1 The decision sheet from the Cabinet Meeting on 20th January was published on 21st January 2026 with the deadline for call-in being 12 noon on 28th January 2026. A copy of decision sheet is available at [Decision Sheet 20th January Cabinet](#)

1.2 Standing Order 12 allows for any Cabinet decision, or Cabinet recommendation to Council, delegated Cabinet Member's delegated decision or officer delegated decision to be presented to call-in to the Corporate Performance Panel providing certain circumstances are met.

1.3 A valid call-in requires at least four Members of the Council to give notice to the Chief Executive of their desire to call-in a decision. Councillor Kemp proposed the call-in and this was supported by the required amount of Members.

2. Consideration of the item in the lead up to the call-in

2.1 The Regeneration and Development Panel considered this report on its way through to Cabinet. The Regeneration and Development Panel made recommendations to Cabinet to amend the wording in the Policy.

2.1 Cabinet accepted the recommendations put forward by the Regeneration and Development Panel but proposed that the wording be further amended. This was supported by Cabinet for onward recommendation to Full Council as set out below, with the Cabinet amendments to the Regeneration and Development Panels recommendations in bold:

Paragraph 3, section 9 to read: Potential disposals should be discussed with the portfolio holder, ward members, parish councils and any other community representatives, relevant to where the land/property is located, at an early stage **unless circumstances require expedient and/or greater levels of discretion in the best interests of the Council.**

Paragraph 4, section 8 to read: They provide no real social value to the Borough community at large and where it only provides a benefit that is disproportionate to the opportunity cost of the capital tied up in the asset **and/or where the social value is highly likely to continue after a disposal.**

2.2 Relevant documents can be viewed using the links below:

[Regeneration and Development Panel Minutes – 13th January 2026 – Consideration of the Property Disposal Policy](#)

[Cabinet Report – Adoption of the Property Disposal Policy](#)

[Draft Property Disposal Policy – Amended to include the recommendations from the Regeneration and Development Panel & Cabinet](#)

[Cabinet Decision Sheet – 20th January 2026](#)

[Cabinet Minutes – 20th January 2026](#)

3. Grounds for call-in presented by Councillor Kemp

3.1 The call-in was made by Councillor Kemp and supported by the requisite number of Councillors.

3.2 Councillors supporting the call-in are Councillors Devulapalli, Rose, Ryves and Moore.

3.3 Councillor Kemp's call in request is set out below:

- 1. We the undersigned would like to call in the Cabinet Decision of 20 January, as it against Council policy of keeping Ward members informed of issues in their wards, in the Council Constitution Part 5 Paras 94 -95. The Amendment allows the Council not to inform members and Parish Council at an early stage, when the Council is considering selling land in their ward. We call this in under Standing Order 12.*
- 2. The grounds for not informing ward members are sweeping, and ill-defined. The criteria are "expediency in the best interests of the Council" but do not include the community interest.*
- 3. The Amendment limits protection for land with a Social Benefit from being declared surplus to assets, and sold off, if they do not benefit the Borough Community at large, but only the ward.*
- 4. This Decision will lead to distress in wards among residents, if the Council proposes to sell off land without realising its importance to residents, as it has not consulted ward members at the earliest stages of policy development. Once the train is in motion, it is not easy to stop.*

5. *The Amendment was not published or written before Cabinet met, not all Cabinet Members were aware it was coming, and it has not been discussed and scrutinised in Committee. The implications have not been thought through.*
6. *The Amendment negates the Recommendation of R and D Committee that Ward Members and Parish Councils should be informed at the early stage of discussions.*
RESOLVED: *That the Regeneration and Development Panel support*
7. *the recommendations to Cabinet on the condition the following wording*
8. *was added to the policy;*
9. *Potential disposals should be discussed with the portfolio holder, ward*
10. *members, parish councils and any other community representatives at*
11. *an early stage where the land is located.*
12. *This Cabinet Decision will affect every ward and every Parish/Town Council.*

Current Rights of Ward Members in Borough Constitution

94 *To enable them to carry out their ward role effectively, Members need to be fully informed about matters affecting their ward. Senior officers must ensure that all relevant staff are aware of the requirement to keep Members informed, thus allowing Members to contribute to the decision-making process and develop their representative role.*

95 *This requirement is particularly important:*

- *during the formative stages of policy development, where practicable,*
- *in relation to significant or sensitive operational matters,*
- *whenever any form of public consultation exercise is undertaken, and*
- *during an overview and scrutiny investigation.*

96 *Issues may affect a single ward. Where they have a wider impact, a number of local Members will need to be kept informed.*

Cabinet Decision Reduces Rights of Ward Members to:

*Potential disposals should be discussed with the portfolio holder, ward members, parish councils and any other community representatives, relevant to where the land/property is located, at an early stage **unless circumstances require expedient and/or greater levels of discretion in the best interests of the Council.***

Cabinet Decision Reduces Protection for Council Assets with a Social Benefit to:

*Paragraph 4, section 8 to read: They provide no real social value to the Borough community at large and where it only provides a benefit that is disproportionate to the opportunity cost of the capital tied up in the asset **and/or where the social value is highly likely to continue after a disposal.***

REASON FOR DECISION: *There is currently no formal policy in place.*

4. Validity of Call-in

4.1 The Chief Executive has ruled that the call-in is valid in accordance with Standing Order 12.4 (d) "have the views of Members requesting the call-in been fairly taken into account in arriving at the decision, so making a call-in unnecessary?"

5. Procedure to deal with call-in to be followed by the Corporate Performance Panel in accordance with Standing Order 15.33

The Panel should follow the steps outlined below in debating the subject matter:

- (a) The Proposer of the call-in and their supporters will address the Panel about the call-in and why it should be upheld.
- (b) The Panel Members will receive a submission from the relevant Portfolio Holder.
- (c) The Panel Members will receive a submission from relevant officers.

- (d) The Panel Members receive submissions from other Members, and at the discretion of the Chair, other interested parties.
- (e) The Panel debates the call-in, during which they may question or seek further information from any of the parties listed above.
- (f) The Proposer of the call-in can exercise a right of reply after the debate.

6. Options available to the Panel to deal with the call-in

6.1 Following the debate procedure outlined in paragraph 4 above the Panel need to decide (in accordance with Standing Order 12) either to support the Cabinet recommendations to Council, or, to uphold the call-in.

6.2 If the Panel decide to support the recommendations from the Cabinet meeting held on 20th January 2026, the decision will be free to proceed to Full Council.

6.3 If the Panel decide to uphold the call-in it will need to take one of the below courses of action in accordance with Standing Order 12.9.

6.3.1 Report to Council, Cabinet or the relevant Cabinet Member requesting that the relevant Cabinet Member amend or substitute the decision and the Decision is republished with a renewed call-in period. If the Panel refers the call-in directly to Council, the Council shall determine whether to approve the recommendation that has been called-in or to revoke, vary, amend or refer it back to the Cabinet for further consideration.

6.3.2 If the issue is considered urgent or straightforward, formulate a counter recommendation or amendment.

6.3.3 Request that the matter is investigated further at another meeting within thirty working days and repeat the process.