

To: All Members of the EXECUTIVE

When calling please ask for:

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Date: 21 October 2022

Membership of the Executive

Cllr Paul Follows (Chairman)
Cllr Peter Clark (Vice Chairman)
Cllr Andy MacLeod
Cllr Penny Marriott
Cllr Mark Merryweather

Cllr Kika Mirylees
Cllr Nick Palmer
Cllr Paul Rivers
Cllr Liz Townsend
Cllr Steve Williams

Dear Councillors

A meeting of the EXECUTIVE will be held as follows:

DATE: TUESDAY, 1 NOVEMBER 2022

TIME: 6.00 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the Meeting is set out below.

Yours sincerely

STEPHEN RIX

Executive Head of Legal & Democratic Services (Interim) & Monitoring Officer

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NOTES FOR MEMBERS

Contact Officers are shown at the end of each report and members are welcome to raise questions, make observations etc. in advance of the meeting with the appropriate officer.

Prior to the commencement of the meeting, the Leader, Deputy Leader or an appropriate Portfolio Holder to respond to any informal questions from members of the public, for a maximum of 15 minutes.

[Questions will be taken in the order in which questioners register with the Democratic Services Officer prior to the start of question time. When read out, each question must be concluded within 2 minutes. In the event that it is not possible to give a verbal response, a written response will be provided following the meeting.]

AGENDA

1. **APOLOGIES FOR ABSENCE**

To receive apologies for absence.

2. **MINUTES**

To confirm the Minutes of the Meeting held on 4 October 2022.

3. **DECLARATIONS OF INTERESTS**

To receive from members, declarations of interest in relation to any items included on the agenda for this meeting, in accordance with the Waverley Code of Local Government Conduct.

4. **QUESTIONS FROM MEMBERS OF THE PUBLIC**

The Chairman to respond to any questions received from members of the public for which notice has been given in accordance with Procedure Rule 10.

The deadline for receipt of questions is 5pm on Tuesday 25 October 2022.

5. **QUESTIONS FROM MEMBERS OF THE COUNCIL**

The Chairman to respond to any questions received from Members in accordance with Procedure Rule 11.

The deadline for receipt of questions is 5pm on Tuesday 25 October 2022.

6. LEADER'S AND PORTFOLIO HOLDERS' UPDATES

7. FREEHOLD ENFRANCHISEMENT PURCHASE OF 1-32 WYATTS CLOSE
GODALMING AND SURROUNDING LAND GU7 (Pages 7 - 54)

[Portfolio Holder: Councillor Paul Rivers, Councillor Mark Merryweather]

To inform Members of the approach by National Corp Limited to sell the freehold of Wyatts Close Godalming to Waverley Borough Council (the Council).

The Council currently holds 1 to 32 Wyatts Close on a long leasehold within the housing revenue account. National Corp Limited are looking to divest the properties. Following negotiation an agreed sum has been reached to buy the properties and the wider site.

This report seeks to inform Members of the reason why acquisition is deemed appropriate and asks for authority to proceed with the purchase.

Recommendation

The February 2022 Council approved that the Executive has delegated authority for the financial year 2022/23 to bid, negotiate and complete on property acquisitions and investments with a total individual cost of up to £10m.

It is recommended:

2.1.that the Executive use their delegated authority to approve the purchase of the unencumbered freehold interest of 1 to 32 Wyatts Close and wider site for the total costs of £1,236,000 to be funded from the Housing Revenue Account.

2.2.that the Executive receive the background documents to the enfranchisement:

- Opinion Letter from Bishop & Sewell LLP dated 28 September 2022 [Annexe One]
- Valuation Report from Perry Hill dated 19 October 2022 [Annexe Two]
- Settlement Agreement dated 28 September 2022 [Annexe Three]
- Draft Agreement for Sale National Corp Limited (1) and Waverley Borough Council (2) [Annexe Four]
- Transfer of Part (TP1) SY788504 £1,015,000 (freehold to houses at 1-32 Wyatts Close) [Annexe Five]
- Transfer of Part (TP1) SY788504 £10,000 (roadways, verges and remainder of site) [Annexe Six]

2.3.and upon having considered matters in light of advice received from its advisors the Executive approves to:

- i.ratify the settlement agreement entered into between National Corp Limited and the Council on 28 September 2022, and
- ii.approve the budget virements schedule as at Annexe Seven

2.4.The Executive approve:

- iii.the purchase of additional land;
- iv.to exchange and complete the statutory contract for the purchase of the freehold to the houses in accordance with the provisions of the Leasehold Reform Act 1967; and
- v.to authorise the Interim Executive Head of Legal and Democratic Services to enter into any documentation required to effect the transaction.

Both steps being simultaneous as set out in the draft Settlement Agreement.

8. BIODIVERSITY POLICY AND ACTION PLAN (Pages 55 - 148)
[Portfolio Holder: Councillor Kika Mirylees]

To inform the Executive committee that following feedback and comment from the Services Overview & Scrutiny Committee the Biodiversity Policy and Action Plan has been further revised.

The Biodiversity Policy and Action Plan is now ready to be adopted by the council.

Recommendation

That the Executive committee adopts the Biodiversity Policy and Action Plan as council policy.

9. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman:-

Recommendation

That, pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item(s) on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during these items, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified at the meeting in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

10. ANY OTHER ISSUES TO BE CONSIDERED IN EXEMPT SESSION

To consider matters (if any) relating to aspects of any reports on this agenda which, it is felt, may need to be considered in Exempt session.

**For further information or assistance, please telephone
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louise.fleming@waverley.gov.uk**