

# Policy Committee

13 April 2026



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>Minster Quarter Central — Disposal of Open Space Land (Section 123 Local Government Act 1972)</b>
<b>Purpose of the report</b>	To make a decision
<b>Report status</b>	Partly open to the public and part exempt - see reasons below
<b>Executive Director/ Statutory Officer Commissioning Report</b>	Executive Director for Economic Growth and Neighbourhood Services (Emma Gee)
<b>Report author</b>	Charan Dhillon, Director of Property & Asset Management
<b>Lead Councillor</b>	Councillor Leng, Deputy Leader of the Council and Lead Councillor for Planning & Assets
<b>Council priority</b>	All
<b>Recommendations</b>	<ol style="list-style-type: none"><li>1. That having considered the outcome of the statutory advertising and with no objections received, Policy Committee approves the disposal of the open space land by way of the grant of long leases to McLaren Living Ltd to facilitate delivery of the Minster Quarter Central regeneration scheme, consistent with the January 2024 Policy Committee decision.</li><li>2. Delegate authority to the Executive Director for Economic Growth and Neighbourhood Services, in consultation with Assistant Director of Legal and Democratic Services, Director of Finance, Assistant Director for Asset and Property Management, Leader and Deputy Leader to finalise and complete all legal documentation required to give effect to the disposal.</li></ol>

This report contains exempt information within the meaning of the following paragraph of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006:

3. Information relating to the financial or business affairs of any particular person (including the authority holding that information)

And in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because disclosure of the information could harm the commercial interests of the parties and impact or affect delivery of the regeneration or wider interests.

## **1 Executive Summary**

- 1.1 In January 2024, Policy Committee selected McLaren Living Ltd as preferred bidder for Minster Quarter Central and authorised officers to proceed with the necessary statutory steps, under s.123(2A) of the Local Government Act 1972, to advertise the disposal of the open spaces for two consecutive weeks and consider any objections to the disposal of such open space land forming part of the site.
- 1.2 Statutory notices of the proposed disposal were published on 26 February 2026 and 5 March 2026 and a notice was also available to view on the Council's website.
- 1.3 No objections were received.
- 1.4 This report constitutes the 'further report' required under delegation 11(f) of the January 2024 decision, following completion of statutory notices and consideration of objections.
- 1.5 It now seeks Member approval to proceed with the disposal of the open space land by long leases to McLaren (Minster Quarter) Limited.

## **2 Policy Context**

- 2.1 The January 2024 Policy Committee report confirmed the Council's strategy for Minster Quarter Central and the requirement for land assembly, including disposal of certain open space areas forming part of the development site necessary to facilitate the redevelopment.
- 2.2 This disposal aligns with the Minster Quarter Area Development Framework (SPD) and the Local Plan allocation (CR12e).

## **3 The Proposal**

- 3.1 The Minster Quarter Central site includes parcels of public open space as shown edged red on the enclosed plan at Appendix 1.
- 3.2 The Minster Quarter Central Site must be disposed of under long leases to McLaren Living to enable delivery of a residential led mixed use development with new, enhanced public realm under the development proposals approved in January 2024. The disposal includes the parcels of open space land.
- 3.3 Under delegation 11(f) of the January 2024 Policy Committee decision, statutory notices of the proposed disposal of the parcels of open space land forming part of Minster Quarter Central regeneration site were to be published for two consecutive weeks in accordance with Section 123(2A) LGA 1972.
- 3.4 The Council published the required notices for two consecutive weeks on 26 February 2026 and 5 March 2026 .
- 3.5 No objections were received during the statutory notice period.

## **Options**

3.6 There are two options available to the Council in relation to the disposal of the parts of the open spaces comprised in the Minster Quarter Central site:

- (a) Option 1 – Proceed with the disposal. This enables delivery of the proposed regeneration scheme approved by Policy Committee in January 2024.
- (b) Option 2 – Do not proceed. This option would frustrate the January 2024 decision and stall delivery of Minster Quarter Central regeneration.

3.7 Conclusion

Officers recommend proceeding with Option 1. The statutory requirements have been met with no objections. Disposal is required to deliver the approved regeneration scheme.

## **4 Contribution to Strategic Aims**

4.1 Supports the housing, regeneration, cultural and economic priorities set out in the Corporate Plan.

4.2 Minster Quarter Central will provide new homes, enhanced public space, cultural infrastructure, and economic activity.

## **5 Environmental and Climate Implications**

The disposal itself has no environmental implications. The environmental issues for the development were assessed in January 2024.

## **6 Community Engagement**

6.1 The statutory consultation required for disposal of open space was completed through two consecutive week advertisements.

6.2 No objections were received.

6.3 In accordance with delegation 11(f) of the Policy Committee decision of January 2024, officers have considered the outcome and now return to Committee for the disposal decision.

## **7 Equality Implications**

Equality issues were assessed in January 2024 and remain unchanged. The disposal itself has no adverse impact.

## **8 Other Relevant Considerations**

No additional risks beyond those described in January 2024.

## **9 Legal Implications**

9.1 Statutory requirements under s.123(2A) LGA 1972 have been met.

9.2 Delegation 11(f) required officers to publish notices, consider objections, and return to Committee for decision — this report completes that requirement.

9.3 Other legal implications and legal advice to the Council are in the exempt Part 2 of this report.

## **10 Financial Implications**

10.1 There are no new financial implications beyond those covered in January 2024 report.

10.2 The key financial implication in that report is that “the Council’s core principle is that no additional resources other than the land and building asset values (and the associated partial loss of income from car parking) would be put into the development deal has been met.” The disposal of land is consistent with this principle.

## **11 Timetable for Implementation**

11.1 Completion of statutory process: Completed

11.2 Policy Committee decision: 13 April 2026

11.3 Next steps: to be progressed in accordance with the proposed disposal

## **12 Background Papers**

None.