

# OFFICER DECISION NOTICE



**Reading**  
Borough Council  
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This notice is to be used for the following types of officer decisions. (Select one option).

☒ **A.** Decisions taken by officers under a specific express delegation from Council or a Committee.

☐ **B.** Decisions taken by officers under a general delegation from Council or a Committee, which relates to (i) a permission or a licence, or (ii) the rights of an individual, or (iii) a contract or expenditure over which materially affects that relevant local government body's financial position.

|                                 |                                                                                                                                                                                                                                                                                       |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Title of decision:</b>    | Land At Minster Quarter Central.                                                                                                                                                                                                                                                      |
| <b>2. Date of the decision:</b> | 12 August 2026                                                                                                                                                                                                                                                                        |
| <b>3. The decision maker:</b>   | Interim Director of Infrastructure, Economy and Capital Projects, acting pursuant to the written authorisation of the Executive Director of Economic Growth and Neighbourhood Services under Part 3, section 7, paragraphs 1.2 and 1.3 of the Council's Officer Scheme of Delegation. |

#### **4. Decision details:**

This decision is taken by the Interim Director of Infrastructure, Economy and Capital Projects pursuant to the written authorisation of the Executive Director of Economic Growth and Neighbourhood Services under Part 3, section 7, paragraphs 1.2 and 1.3 of the Council's Officer Scheme of Delegation.

The delegated authority under Minute 76(2) of the Policy Committee meeting held on 13 April 2026, is exercised to complete the necessary legal documentation in relation to the discharge of the Open Space Condition.

Under the terms of the two Minster Quarter Central development agreements both dated 20th October 2025 for Phase One and Phase Two respectively, the Open Space Condition must be satisfied before the disposal and development of the land can progress.

On the 13 April 2026, Policy Committee considered the outcome of statutory advertising in relation to the disposal of open space under s.123 (2A) of the Local Government Act 1972. Statutory notices of the proposed disposal were published on the 26 February 2026 and 5 March 2026 and a notice was also available on the Council's website. No objections were received and, on the 13 April 2026, Policy Committee subsequently approved the disposal of open space land by long leases to McLaren Living Limited.

The 3-month period within which an application for judicial review of the Policy Committee decision could have been brought has now expired.

To comply with the Open Space Condition, the Council must confirm that it has complied with the statutory advertising requirements and that no judicial review proceedings or legal challenge relating to the disposal of the open space have been commenced and no notice of any such challenge has been received within the 3 months following the Policy Committee decision of 13 April 2026.

The three-month period has now expired and, following the necessary internal checks and the allowance of a further period for service of any proceedings commenced before expiry of that period, no judicial review proceedings, other legal challenge or notice of any such challenge has been received by the Council.

Accordingly, the delegated authority under Minute 76(2) is hereby exercised to complete the legal documentation required to give effect to the disposal approved by Policy Committee on 13 April 2026 and to provide the contractual confirmation required under the Development Agreements that the Open Space Condition has been complied with and satisfied.

**5. Reasons for the decision:**

To satisfy the Open Space Condition under the Development Agreements and enable the progression of the contractual conditionality to deliver the Minster Quarter Central Development.

**6. Alternative options considered (if any) and rejected:**

To not proceed. This option would delay, frustrate an/d or prevent satisfaction of the Open Space Condition under the Development Agreements and would be inconsistent with the January 2024 decision of Policy Committee in respect of the delivery of Minster Quarter Central Development and the wider Minster Quarter regeneration.

**7. List of open Background Papers:**

None

**8. List of confidential or exempt Background Papers:**

None

**9. Equality Considerations:**

Equality considerations were taken into account as part of the Policy Committee Decision of 13<sup>th</sup> April 2026. It is considered that they still apply and there are no equality impacts associated with the exercise of the delegation.

**10. Any other matters taken into consideration:**

|                                                                 |                                                                  |
|-----------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Legitimate expectation of consultation | <input checked="" type="checkbox"/> Procedural requirements      |
| <input type="checkbox"/> Public Health implications             | <input type="checkbox"/> Environmental or Climate Change         |
| <input type="checkbox"/> Health and Safety                      | <input checked="" type="checkbox"/> Risk Management implications |
| <input type="checkbox"/> Transparency of Information (FOI etc)  | <input type="checkbox"/> Privacy Impact Assessments              |
| <input type="checkbox"/> Human Rights Act Duties                | <input type="checkbox"/> Armed Forces Covenant                   |
| <input type="checkbox"/> Corporate Parenting                    | <input type="checkbox"/> Community Safety                        |
| <input type="checkbox"/> Regulatory duties                      | <input type="checkbox"/> EU withdrawal                           |
| <input type="checkbox"/> Other                                  |                                                                  |

**Details of the matters taken into account:**

The statutory procedure in relation to the disposal of open space has been complied with and the 3-month period in which a judicial review of the decision could have been made, has now expired.

**11. Legal considerations**

We can confirm that consideration has been given to the key legal issues and that legal advice has been received. Legal Services are content for the matter to proceed and for the Council to proceed with the necessary documentation and to agree and confirm with McLaren Living (the Developer) that the Open Space Condition has been satisfied in accordance with the terms of the Development Agreements. .

**12. Financial considerations**

We can confirm that we have received advice from Finance and that Finance are content for the matter to proceed.

**13. Internal consultations**

The Executive Director of Economic Growth and Neighbourhood Services has authorised the Interim Director of Infrastructure, Economy and Capital Projects in writing to exercise the delegated function during the Executive Director's absence. The written authorisation has been notified to the Monitoring Officer and retained with the decision records.

Sections 13- 18: To be completed only for Decision A (express delegation from a Committee)

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| <b>14. The name of the Committee:</b>                                                                                                 | Policy                                                                                                                                                                                                                                                                                                                                                                |
| <b>15. Date of the meeting:</b>                                                                                                       | 13 April 2026                                                                                                                                                                                                                                                                                                                                                         |
| <b>16. Minute number:</b>                                                                                                             | 76(2)                                                                                                                                                                                                                                                                                                                                                                 |
| <b>17. The delegation given by the Committee:</b>                                                                                     | "That the Executive Director for Economic Growth and Neighbourhood Services, in consultation with the Director of Legal and Democratic Services, Director of Finance, Director for Asset and Property Management and Leader and Deputy Leader of the Council be authorised to finalise and complete all legal documentation required to give effect to the disposal". |
| <b>18. The name of any member of the committee who declared a conflict of interest in relation to the decision:</b>                   | None                                                                                                                                                                                                                                                                                                                                                                  |
| <b>19. Any councillor or officer required to be consulted prior to the exercise of this delegation and details of their response.</b> | <b>Director of Legal and Democratic Services</b><br><b>Director of Finance</b>                                                                                                                                                                                                                                                                                        |

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|  | <b>Director for Asset and Property Management:</b><br><b>Leader of the Council:</b><br><b>Deputy Leader of the Council: a</b> |
|--|-------------------------------------------------------------------------------------------------------------------------------|