

The information re-dacted does not relate to WFC but other confidential items

**CONFIDENTIAL PART II MINUTES**

Council 6 December 2018

MINUTES

OF A MEETING OF THE

**BOROUGH OF WOKING**

held on 6 December 2018

Present:

Cllr W P Forster (Chair)

Cllr Mrs B A Hunwicks (Vice-Chair)

- |                      |                    |
|----------------------|--------------------|
| Cllr Mrs H J Addison | Cllr I Eastwood    |
| Cllr M Ali           | Cllr D Harlow      |
| Cllr S Ashall        | Cllr K Howard      |
| Cllr A Azad          | Cllr D E Hughes    |
| Cllr A-M Barker      | Cllr S Hussain     |
| Cllr D J Bittleston  | Cllr C S Kemp      |
| Cllr J E Bond        | Cllr L S Lyons     |
| Cllr A J Boote       | Cllr N Martin      |
| Cllr A C L Bowes     | Cllr R Mohammed    |
| Cllr M A Bridgeman   | Cllr L M N Morales |
| Cllr G G Chrystie    | Cllr M I Raja      |
| Cllr K M Davis       | Cllr C Rana        |

Also Present: Mr Barry Maunders, Independent Director of the Thamesway Group of Companies, and Mr Tim Stokes, Independent Person.

Absent: Councillors T Aziz, G S Cundy, I Johnson and M A Whitehand.

**12. EXCLUSION OF PRESS AND PUBLIC.**

The Mayor moved and Councillor Mrs Hunwicks seconded that the press and public should be excluded from the meeting during consideration of the following items.

RESOLVED

That the press and public be excluded from the meeting during consideration of Agenda Items 13 and 14 in view of the nature of the proceedings that, if members of the press and public were present during these items, there would be disclosure to them of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A, to the Local Government Act 1972.

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

**13. RECOMMENDATIONS OF THE EXECUTIVE WBC18-034**

(NOTE: In accordance with the Members' Code of Conduct, Councillor I Eastwood declared an interest in agenda item 13f – Westfield Avenue – arising from his position as a minor

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shareholder in Woking Football Club. The interest was such that Councillor Eastwood could speak and vote on the item.)

(NOTE: In accordance with the Members' Code of Conduct, Councillor A C L Bowes declared an interest in agenda item 13f – Westfield Avenue – arising from a family member's ownership of land at the site. The interest was such that Councillor Bowes left the Chamber during the determination of the item.)

(NOTE: In accordance with the Members' Code of Conduct, Councillor L S Lyons declared an interest in agenda item 13f – Westfield Avenue – in respect of reference to a coaching programme between Woking Football Club and Cobham Free School. The interest arose from his position as Head Teacher of Cobham Free School and was such that Councillor Lyons could speak and vote on the item.)

(NOTE: In accordance with Officer Procedure Rules, the Head of Democratic and Legal Services, Peter Bryant, declared an interest in agenda item 13f – Westfield Avenue – arising from him (i) being a member of the Cards Trust, the supporters' club for Woking Football Club and (ii) providing occasional unpaid assistance to Woking Football Club. The interest was such that speaking on the item was permissible.)

(NOTE: In accordance with Officer Procedure Rules, the Finance Director, Leigh Clarke, declared an interest in agenda item 13f – Westfield Avenue – arising from her husband having a small shareholding in the Club. The interest was such that speaking on the item was permissible.)

The Mayor noted that the items on Sythwood Residential Units, York Road Project and ATG Cinemas had been determined earlier in the meeting and would therefore not need to be considered further under Part II of the agenda.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Total in favour – 11

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Land Management - Westfield Avenue EXE18-126 WBC18-031**

(NOTE: Councillor Bond, Councillor Boote and Councillor Bridgeman left the meeting at 10pm.)

The Council considered the recommendations of the Executive in respect of Land Management in Westfield Avenue. A supplementary report was tabled which included an additional recommendation for the establishment of an Oversight Panel to oversee the Revolving Loan Facility to GolDev.

Concerns on the proposals were expressed and Councillor Barker moved and Councillor Hughes seconded an amendment which would have the effect of deleting recommendations (iv), (v) and (vi), adding a new recommendation requiring the Council to ask GolDev to provide funding or look at whether the Council could develop the site through Thamesway, and revising recommendation (ii) to start "any contract provides....." In considering the amendment, it was made clear to the Council that recommendation (ii) was an amendment to an existing decision of the Council to enter into a contract.

In accordance with Standing Order 10.8, the names of Members voting for and against the amendment were recorded.

In favour: Councillors M Ali, A-M Barker, K Howard, D Hughes, L Lyons, L Morales and M I Raja.

Total in favour – 7

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Against: Councillors H Addison, S Ashall, A Azad, D Bittleston, K Davis, D Harlow, Mrs B Hunwicks, S Hussain, C Kemp, N Martin, R Mohammed and C Rana.

Total against – 12

Present not voting: Councillors G Chrystie and I Eastwood,

Total present not voting – 2

The amendment was therefore lost by 7 votes in favour to 12 votes against.

At the request of Councillor Barker, a named vote was taken on each of the recommendations set out in the tabled report.

**Recommendation (i) – the Egley Road site be acquired by 4 January 2019.**

In accordance with Standing Order 10.8, the names of Members voting for and against recommendation (i) were recorded.

In favour: Councillors H Addison, S Ashall, A Azad, D Bittleston, G Chrystie, K Davis, I Eastwood, D Harlow, Mrs B Hunwicks, S Hussain, C Kemp, N Martin, R Mohammed, and C Rana.

Total in favour – 14

Against: Councillors D Hughes and L Morales.

Total against – 2

Present not voting: Councillors M Ali, A-M Barker, K Howard, L Lyons and M I Raja.

Total present not voting – 5

Recommendation (i) was therefore carried by 14 votes in favour to 2 votes against.

**Recommendation (ii) – the contract provides for a stadium with a capacity of 10,000 of which some 70% should be general use seats.**

In accordance with Standing Order 10.8, the names of Members voting for and against recommendation (ii) were recorded.

In favour: Councillors H Addison, M Ali, S Ashall, A Azad, D Bittleston, G Chrystie, K Davis, I Eastwood, D Harlow, Mrs B Hunwicks, S Hussain, C Kemp, L Lyons, N Martin, R Mohammed, M I Raja and C Rana.

Total in favour – 17

Against: Councillors D Hughes and L Morales.

Total against – 2

Present not voting: Councillors A-M Barker and K Howard.

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Total present not voting – 2

Recommendation (ii) was therefore carried by 17 votes in favour to 2 votes against.

### **Recommendation (iii) – the Council acquires Kingfield Community Stadium for £2m.**

In accordance with Standing Order 10.8, the names of Members voting for and against recommendation (iii) were recorded.

In favour: Councillors H Addison, M Ali, S Ashall, A Azad, A-M Barker, D Bittleston, G Chrystie, K Davis, I Eastwood, D Harlow, K Howard, D Hughes, Mrs B Hunwicks, S Hussain, C Kemp, L Lyons, N Martin, R Mohammed, L Morales, M I Raja and C Rana.

Total in favour – 21

Against: None.

Total against – 0

Present not voting: None.

Total present not voting – 0

Recommendation (iii) was therefore carried by 21 votes in favour to 0 votes against.

### **Recommendation (iv) – the ground rents for residential units should be nominal.**

In accordance with Standing Order 10.8, the names of Members voting for and against recommendation (iv) were recorded.

In favour: Councillors H Addison, M Ali, S Ashall, A Azad, D Bittleston, G Chrystie, K Davis, I Eastwood, D Harlow, Mrs B Hunwicks, S Hussain, C Kemp, N Martin, R Mohammed, M I Raja and C Rana.

Total in favour – 16

Against: None.

Total against – 0

Present not voting: A-M Barker, K Howard, D Hughes, L Lyons and L Morales.

Total present not voting – 5

Recommendation (iv) was therefore carried by 16 votes in favour to 0 votes against.

### **Recommendation (v) – the Council approves a £250m Revolving Loan Facility to GoDev at a Margin of 2% over the Council's borrowing cost.**

In accordance with Standing Order 10.8, the names of Members voting for and against recommendation (v) were recorded.

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In favour: Councillors H Addison, S Ashall, A Azad, D Bittleston, K Davis, D Harlow, Mrs B Hunwicks, S Hussain, C Kemp, L Lyons, N Martin, R Mohammed and C Rana.

Total in favour – 13

Against: M Ali, A-M Barker, I Eastwood, K Howard, D Hughes, L Morales and M I Raja

Total against – 7

Present not voting: G Chrystie.

Total present not voting – 1

Recommendation (v) was therefore carried by 13 votes in favour to 7 votes against.

**Recommendation (vi) – a Woking Football Club Oversight Panel be established to oversee the Revolving Loan Facility to GolDev..**

In accordance with Standing Order 10.8, the names of Members voting for and against recommendation (vi) were recorded.

In favour: Councillors H Addison, M Ali, S Ashall, A Azad, D Bittleston, G Chrystie, K Davis, I Eastwood, D Harlow, K Howard, Mrs B Hunwicks, S Hussain, C Kemp, L Lyons, N Martin, R Mohammed, M I Raja and C Rana.

Total in favour – 18

Against: D Hughes and L Morales.

Total against – 2

Present not voting: A-M Barker.

Total present not voting – 1

Recommendation (vi) was therefore carried by 18 votes in favour to 2 votes against.

**RESOLVED**

- That (i) the Egley Road site be acquired by 4 January 2019;
- (ii) the contract provides for a stadium with a capacity of 10,000 of which some 70% should be general use seats;
- (iii) the Council acquires Kingfield Community Stadium for £2m;
- (iv) the ground rents for residential units should be nominal;
- (v) the Council approves a £250m Revolving Loan Facility to GolDev at a Margin of 2% over the Council's borrowing cost, and

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- (vi) a Woking Football Club Oversight Panel be established to oversee the Revolving Loan Facility to GolDev.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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The meeting commenced at 7.00 pm  
and ended at 10.35 pm

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_



Information redacted  
does not relate to  
WFC but to other  
confidential items

COUNCIL – 6 DECEMBER 2018

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Not for publication by virtue of the following paragraph of Part 1 of Schedule 12 A (L.G.A. 1972):

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

**RECOMMENDATIONS OF THE EXECUTIVE**

In accordance with the Officer Employment Procedure Rules, Peter Bryant (Head of Democratic and Legal Services) has declared an interest in this item arising from him (i) being a member of the Cards Trust, the supporters' club for Woking Football Club and (ii) providing occasional unpaid assistance to Woking Football Club, e.g. acting as Returning Officer for the election of directors. The interest does not prevent Mr Bryant from advising the Council on this matter.

In accordance with the Officer Employment Procedure Rules, Leigh Clarke (Finance Director) has declared an interest in this item arising from her husband having a small shareholding in the Club. The interest does not prevent Mrs Clarke from advising the Council on this matter.

**Executive Summary**

The Council is invited to consider the Part II recommendations from the meeting of the Executive held on 22 November 2018. These recommendations, which are not for publication by virtue of paragraph 3 of Part 1 of Schedule 12 A of the Local Government Act 1972, are set out below.

**EXECUTIVE – 22 NOVEMBER 2018**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

1 [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**13f. LAND MANAGEMENT – WESTFIELD AVENUE EXE18-126**

[NOTE: In accordance with the Members' Code of Conduct, Councillor I Eastwood declared an interest in the item arising from being a minor shareholder of Woking Football Club. The interest was such that speaking was permissible.]

[NOTE: In accordance with the Officer Employment Procedure Rules, Peter Bryant (Head of Democratic and Legal Services) declared an interest in the item arising from him (i) being a member of the Cards Trust, the supporters' club for Woking Football Club and (ii) providing occasional unpaid assistance to Woking Football Club, e.g. acting as Returning Officer for

## Recommendations of the Executive

the election of directors. the interest did not prevent Mr Bryant from advising the Council on the matter.]

[NOTE: In accordance with the Officer Employment Procedure Rules, Leigh Clarke (Finance Director) declared an interest in the item arising from her husband having a small shareholding in the Club. The interest did not prevent Mrs Clarke from advising the Council on the matter.]

The Executive received a report which sought approval of the Executive to recommend to Council a number of detailed matters to enable the proposals for the developments at Kingfield Stadium and Egley Road to progress. Discussion ensued on the proposed provision by the Council of a £250m Revolving Loan Facility to GolDev. The Head of Democratic and Legal Services informed the Executive that Officers would enter into substantial and detailed security documents in order to protect the Council's interest in the proposed loan facility. Furthermore, the Head of Democratic and Legal Services advised that the arrangements were both reasonable and prudent for the Council to enter into the loan facility.

It was noted that, following discussions with Woking Football Club, it was proposed that the contract provided for a stadium with a capacity of 10,000 of which some 70% should be general use seats. It was explained that the revised arrangements were due to a request by the Club that it would prefer a combination of seats and safe standing.

Following a question, it was confirmed that a development agreement in draft form existed at present. The Executive was advised that the developer would prefer the Council to take the units in Egley Road and that the issue was to be agreed with the developer at the planning stage.

It was highlighted that reference in the report to 'Kingfield Community Stadium' should be amended to read 'Kingfield Community Sports'.

The Leader requested that Officers prepare a paper for Council, before its meeting on 6 December 2018, setting out the benefits of the provision of a Revolving Loan.

### **RECOMMENDED to Council**

- That (i) the Egley Road site be acquired by 4 January 2019;**
- (ii) the contract provides for a stadium with a capacity of 10,000 of which some 70% should be general use seats;**
  - (iii) the Council acquires Kingfield Community Stadium for £2m;**
  - (iv) the ground rents for residential units should be nominal; and**
  - (v) the Council provides a £250m Revolving Loan Facility to GolDev at a Margin of 2% over the Council's borrowing cost.**

Reason: To enable the completion of development agreements with GolDev.

[REDACTED]

[REDACTED]

[REDACTED]

Recommendations of the Executive

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Background Papers:** None.

**Reporting Person:** Douglas Spinks, Deputy Chief Executive  
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REPORT ENDS