
CALL-IN OF EXECUTIVE DECISION
**Land Exchange to enable regeneration at Midland
Street/Southampton Street in the Cultural Quarter**

ECONOMIC DEVELOPMENT, TRANSPORT, AND
CLIMATE EMERGENCY SCRUTINY COMMISSION – 14
January 2026
COUNCIL – TBA

REPORT OF THE MONITORING OFFICER

Useful information

- Ward(s) affected: All
- Report author: Jacob Mann
- Author contact details: Jacob.Mann@leicester.gov.uk
- Report version number: V1

1. Summary

An Executive decision taken by the City Mayor on 26 November 2025 relating to a land exchange arrangement has been the subject of a 6-member call-in under the procedures at Rule 12 of Part 4D, City Mayor and Executive Procedure Rules, of the Council's Constitution.

The procedure rules state that a scrutiny committee or any five councillors may request formally that the decision be called-in for a further review by giving notice in writing to the Monitoring Officer within five working days of the decision.

The 6 Councillors who signed the call in were: Councillor Kitterick (Proposer), Councillor Porter (Seconder), Councillor Rae Bhatia, Councillor Chauhan, Councillor Westley and Councillor Kennedy-Lount.

2. Recommended actions/decision

The Committee is recommended to either:

- Note the report without further comment or recommendation. (*If the report is noted the process continues and the call in will be considered at a future meeting of Full Council*); or
- Comment on the specific issues raised by the call-in. (*If comments are made the process continues and the comments and call in will be considered at a future meeting of Full Council*); or
- Resolve that the call-in be withdrawn (*If the committee wish for there to be no further action on the call-in, then they must actively withdraw it. If withdrawal is agreed the call-in process stops, the call-in will not be considered at a future meeting of Full Council and the original decision takes immediate affect without amendment*).

Council is recommended to either:

- Support the City Mayor's decision, and thus confirming the decision with immediate effect; or
- Recommend a different decision to the City Mayor. (The original decision will still stand, unless the City Mayor takes a further decision to amend the original.)

3. Scrutiny / stakeholder engagement

N/A

4. Background and options with supporting evidence

The Executive Decision Report, and Decision Notice are attached as appendices.

5. Detailed report

The call-in submitted to the Monitoring Officer was in the following terms:

"We the undersigned wish to "Call-In" the decision to swap land as described in the published Executive Decision

"Land exchange to enable regeneration at Midland Street / Southampton Street in the Cultural Quarter"

As the transaction is a 1-2-1 sale we have doubts, on the basis of the published report, about whether this transaction represents value for money for the citizens of Leicester. Our doubts are on the basis of the following concerns which fall into fall into two categories, valuation and strategic issues.

Valuation Issues

- 1. The plot of land the City Council is giving up is clearly larger than the plot of land we are receiving in exchange.*
- 2. The plot of land the City Council is giving up has at least one tenant who appears to be in situ "Wise Origin", yet no reference is made to the loss of rental or legal tenancy issues that may be involved in this transfer. The council also is giving up a number of other buildings which appear to be in a poorer state of repair but may be viable for future rental. This compares with the land we are acquiring which has no buildings in place, with the site having been recently cleared.*

We are, therefore, puzzled as to how any valuation can assess that the plot to be acquired by the City Council is more valuable than the one to be ceded.

Strategic Issues

In light of the reference to achieving an attractive gateway to the Phoenix Building amongst other strategic issues in the area.

- A. The gateway to Phoenix is already achievable by the ownership of Plot C as detailed in the report.*
- B. The gateway to Phoenix could have been further enhanced had the City Mayor not sold the freehold of 50 St Georges Street for £1*
- C. The plot to be swapped fronts onto the Inner Ring Road, so the use, quality and design of any building in this location will be at least as important to the development of the area if not more so.*
- D. The plot to be swapped is adjacent to the Inner Ring Road so it fetters any further changes to the layout of access to the St Georges area from the ring road in this location*

E. The loss of 50 St Georges Street and Plot B mean that there is only a relatively narrow pinch point in the City Council's control between the two plots of land in developing the ambition for an attractive entrance to the Phoenix when entering from the Railway Station part of the City Centre.

We can see the rationale in acquiring more land in this area, to assemble a coherent site for development, but this proposal ironically appears to take us one step forward and two steps back in this respect, by giving up a more valuable site, both financially and strategically, for a less attractive site, whilst paying £400,000 for the privilege of doing so.

For these reasons we would like to call this decision so the rationale for it can undergo further scrutiny.”

The Monitoring Officer has confirmed that the call-in satisfies the requirements of the procedure rules and it has, therefore, proceeded as per the process set out at Rule 12 of Part 4D, City Mayor and Executive Procedure Rules of the Council's Constitution.

Where a call-in has been made, officers are to take no further legally binding action, unless the circumstances of Rule 12 (f) are fulfilled, and the matter shall be referred to a meeting of the full Council. Prior to this it shall be referred to the relevant Scrutiny Committee if one is programmed or a special scrutiny committee if one is convened.

The call-in may however be withdrawn if:

The relevant scrutiny committee/commission makes a resolution to withdraw; or

The sponsor and seconder of the call-in inform the Monitoring Officer that they wish the call-in to be withdrawn.

Following consideration of a call-in by Full Council, the original decision will be deemed to be revived in its entirety. Any agreement by the decision maker to change the original decision will require a further formal Executive Decision.

6. Financial, legal, equalities, climate emergency and other implications

6.1 Financial implications

There are no financial implications arising from the call-in beyond those in the decision report.

Signed: Stuart McAvoy, Head of Finance
Dated : 22 December 2025

6.2 Legal implications

The legal implications arising from the call-in are explained in sections 2 and 5 above

Signed: Kamal Adatia, Monitoring Officer
Dated: 23 December 2025

6.3 Equalities implications

There are no comments in addition to those in the decision report.

Signed: Sukhi Biring, Equalities Officer
Dated: 22 December 2025

6.4 Climate Emergency implications

There are no further climate emergency implications to those provided in the decision report.

Signed: Phil Bell, Sustainability Officer
Dated: 19 December 2025

6.5 Other implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

None

7. Background information and other papers:

None

8. Summary of appendices:

Appendix A Executive Decision Report – Land exchange to enable regeneration at Midland Street / Southampton Street in the Cultural Quarter dated 26 November 2025

Appendix B Decision Notice - Land exchange to enable regeneration at Midland Street / Southampton Street in the Cultural Quarter dated 26 November 2025

9. Is this a private report (If so, please indicate the reasons and state why it is not in the public interest to be dealt with publicly)?

No