

Minutes of the Council
23 October 2025

Present:

Councillors:

J.T.F. Doran	J.R. Boughtflower	N. Islam
M. Arnold	J. Button	M.J. Lee
M.M. Attewell	J.P. Caplin	S.C. Mooney
Barker	R. Chandler	G. Neall
C. Bateson	D.C. Clarke	K.E. Rutherford
S.N. Beatty	S.M. Doran	D. Saliagopoulos
M. Beecher	R.V. Geach	J.R. Sexton
S. Bhadye	D.L. Geraci	J.A. Turner
H.S. Boparai	M. Gibson	B. Weerasinghe
M. Buck	K.M. Grant	H.R.D. Williams
T. Burrell	S. Gyawali	

Apologies: Councillors S.A. Dunn, M. Bing Dong, L.H. Brennan, K. Howkins, A. Mathur, L. E. Nichols and P.N. Woodward

93/25 Minutes

The minutes of the Council meeting held on 09 October 2025 were agreed as a correct record.

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94/25 Disclosures of Interest

Councillors Attewell, Boparai, Mooney, Sexton and Weerasinghe advised they were also Surrey County Councillors.

95/25 Announcements from the Mayor

The Mayor made the following announcements:

“I would like to begin my announcements by extending our deepest sympathies to my Deputy Mayor, Sandra Dunn, on the recent loss of her husband, Richard. It was an honour to work alongside him during my own Mayoral year. His kindness, commitment, and warmth touched many, and he will be deeply missed by all who knew him.

On to my Mayoral duties and it has been a busy and rewarding few months as I continue to represent our borough as your Mayor.

In July, we attended the Weybridge Male Voice Choir’s Summer Concert, featuring a mix of new songs and old favourites in honour of the VE80 commemorations. We also joined fellow civic leaders at the Surrey Mayors’ Association AGM and Garden Party in Epsom - always a wonderful opportunity to share ideas and strengthen links across the county. Later that month, I was delighted to attend the Chertsey and Shepperton Regatta, meeting the competitors, supporters, and organisers who make this long-standing event such a success. We also celebrated the 50th anniversary of Squire’s Shepperton, a warm and memorable occasion hosted by Colin and Sarah Squire.

August brought more community highlights, beginning with the annual mayoral lunch at Sunbury Cricket Club, organised by Paul Watts, a relaxed afternoon spent watching local cricket and enjoying good company. The Sunbury Regatta followed soon after, another great success this year, where I was honoured to present prizes to the winners. Later in the month, I attended the Burma Star Memorial Service at St Peter’s Church in Staines, a moving tribute to those who served, joined by relatives and members of the local community.

September offered moments of both celebration and reflection. We marked the 100th birthday of Mr Bill Jones, a much-loved local resident and World War II Royal Navy veteran, at the Staines Community Centre. I then attended the High Sheriff’s Summer Celebration at Brooklands Museum, before hosting our Mayor’s Race Night at Kempton Park, a fun evening that raised £290 for charity. The month concluded with the impressive RAFAC Surrey Wing Parade at Brooklands, where over 1,000 cadets from 22 squadrons showcased their skills and teamwork.

October has been another highlight-filled month. I was honoured to visit our twin town of Melun for their annual Brie Festival Weekend, marking the 30th anniversary of the marriage of Brie de Melun cheese with the wine of Gaillac - and was deeply honoured to be inducted as a Knight of the Brotherhood of Brie de Melun! We hosted the Duke of Edinburgh Awards Ceremony in the Council Chambers, celebrating around 100 young people who achieved their

bronze and silver awards. We also enjoyed the Steel Magnolias Charity Theatre Night at the Riverside Arts Centre in Sunbury, a wonderful evening of community and fundraising and finished the month celebrating the first anniversary of the Eclipse Leisure Centre, marking a year of fitness, fun, and family activity.

96/25 Announcements from the Leader

The Leader made the following announcements:

“I would like to start by extending a very warm welcome to Laura Barker who has just been elected as a councillor for the Staines ward. Congratulations Laura, I look forward to working with you.

I have written again to the Home Office regarding Stanwell Hotel as unfortunately my previous letters still remain unanswered. I have expressed disappointment at the lack of response and urged them to explain the decision to change the cohort at Stanwell Hotel and the long-term plans for the site. It is important that we understand the rationale behind this decision, particularly in light of the reversal of a similar proposal in Northallerton.

The Local Plan Examination Hearings concluded in February. Following the Main Modifications consultation, we submitted the representations received to the Inspector in early June and now await his decision.

As we head into the time of year when fireworks are more common, we would like to remind everyone that they can cause significant distress for many residents, pets and wildlife. Please remain considerate and respectful of your neighbours. If you choose to use fireworks, kindly avoid doing so late at night.

Just a reminder that Remembrances services are being held on Sunday 9 November in Ashford, Laleham, Littleton, Shepperton, Staines, Stanwell and Sunbury. Do please come along if you can. More details are on our website”.

97/25 Announcements from the Chief Executive

The Chief Executive made the following announcements:

“Mr Mayor, I was honoured to recently welcome His Royal Highness The Duke of Gloucester to commemorate the success and innovation of the Eclipse Leisure Centre in Staines-upon-Thames. During the visit, The Duke toured the state-of-the-art facility, and engaged with both the Deputy Leader, Cllr Chris Bateson and the Vice Chair of the Community, Housing & Wellbeing

Committee, Cllr Maureen Attewell alongside the Lord Lieutenant and High Sherrif of the County. The visit concluded with the unveiling of a commemorative plaque by The Duke.

Despite challenging times for local government, Spelthorne Borough Council has remained bold, brave, and innovative as demonstrated by the opening of the world's largest Passivhaus Leisure Centre, which has already earned a number of national awards for its design and environmental excellence, most recently securing the accolade of Leisure Centre of the Year 2025.

The first anniversary of the Eclipse Leisure Centre was celebrated with a community open day last Saturday (18 October) where the iconic 'Green Goddess' fitness expert, aka Diana Moran BEM joined the Mayor and the Leader in meeting residents, and staff for the day's celebrations. The event concluded with the unveiling of another commemorative plaque. In the context of Local Government Reorganisation, I truly believe the Eclipse is a lasting legacy for the residents of Spelthorne.

The by-election for the Staines Borough Ward was held last Thursday (16 October). The electorate turnout was 30.3%. Laura Barker, now Cllr Barker of the Liberal Democrats won by a decisive margin – on behalf of the Executive, may I extend my congratulations. Our constitution now requires the proportionality figures for the various parties to be recalculated and that will inevitably bring about some modifications. The calculations require all Group Leaders to agree before it gets placed before Council for ratification and that is scheduled to take place on the 17th November 2025. As Returning Officer, permit me to place on record my thanks to all colleagues that helped deliver this by-election.

Members will have undoubtedly registered my Improvement & Recovery Plan report on the agenda tonight. It would be remiss of me not to give credit where credit is due. To the Lead Commissioner, Lesley Seary, who is with us tonight, thank you for your assistance and for prescribing Councillor engaged in the process. The Report details some very significant workstreams, particularly for the financial workstreams around MRP, Debt Reduction and Asset Disposal which have yet to be presented to Council. To the Finance Commissioner, Peter Robinson, who is not with us tonight, an acknowledgement for orchestrating the interpretation of guidance, the application of new financial targets and the acceleration of asset disposals – naturally all subject to Council ratification in due course”.

98/25 Questions from members of the public

The Mayor reported that, under Standing Order 14, one question had been received from a member of the public.

Question from Stella Smith:

“Besides Article 4 and the Action plan the council have said they intend to publish in January, what other legislative powers do the council intend to use or bring in to stop and control HMOs including smaller unlicensed HMOs and those operating illegally within Spelthorne to the detrimental effect on existing Spelthorne residents?”

The Leader provided the following response:

“The Council’s Planning, Community Safety and Environmental Health Teams work closely together to co-ordinate appropriate action against unlicensed and unlawful Houses in Multiple Occupation (HMOs) and any anti-social behaviour that may arise from those properties.

The Planning Team continues to identify and take enforcement action in respect of any HMO that is operating without the benefit of any required planning permission. The community’s ongoing help in identifying such properties is greatly welcomed.

The Council are preparing a Supplementary Planning Document (SPD) in respect of HMOs as part of a wider action plan. This will set out criteria for assessing the impact of proposed HMOs at both the neighbourhood and street level and will greatly assist us in determining planning applications once the whole Borough benefits from an Article 4 Direction in March. It is anticipated that the SPD will be subject to public consultation early in the New Year, with adoption following in March 2026.

Once in place, the implementation of the policies in the SPD will also help in identifying those HMOs that are operating without the necessary licence or planning permission.

The Community Safety Team works with Environmental Health when receiving complaints from members of the community that relate to HMOs. If there are reports indicating that crime, disorder or anti-social behaviour are taking place, these properties are placed on the Tasking & Coordinating Group Agenda for discussion with partners, including the police. Information sharing takes place at those meetings and a joint partnership solution is discussed.

Powers available to tackle anti-social behaviour (ASB) are drawn from the Anti-Social, Crime & Policing Act 2014 which empowers both the police and the local authority to issue:

- Closure Notices
- ASB Injunctions
- Community Protection Warnings, and
- Community Protection Notices.

These place requirements on either the offender or in some cases the landlord, where it is clear that they have been negligent in exercising their lawful duties.

The main legislation used by Environmental Health for housing standards, including HMO licensing, is the Housing Act 2004. This Act provides for mandatory licensing for HMOs. Where certain conditions are met, the Act also allows for licensing of HMOs that are not subject to mandatory licensing and selective licensing of private rented properties. Like most local authorities, Spelthorne currently only implements mandatory licensing and, following an increase in the number of HMOs requiring such licensing, we are taking steps to ensure that we are adequately resourced and able to tackle those properties fully before considering the introduction of further licensing controls.

In addition to the Housing Act 2004, Environmental Health have other powers under legislation such as the Environmental Protection Act 1990, the Prevention of Damage by Pests Act 1949 and the Anti-social Behaviour, Crime and Policing Act 2014. These powers apply to all residential properties in the Borough, including licensed and unlicensed HMOs. There are also requirements under The Management of Houses in Multiple Occupation (England) Regulations 2006 that apply to all HMOs, which cover such matters as rubbish disposal and untidy gardens, as well as conditions within the property.

Environmental Health must issue an HMO licence with appropriate conditions where:

- The house is reasonably suitable for occupation having regard to amenity levels, available living space and general health and safety considerations.
- Management arrangements are satisfactory.
- The licensee, manager and others involved in the running of the property are fit and proper persons.

Spelthorne's HMO licence condition for ASB has recently been revised and strengthened following discussion with our Community Safety team, where it was agreed that HMO landlords should be taking more responsibility to manage anti-social behaviour from the residents of their HMO, and we shall take enforcement action where appropriate to ensure this happens. A landlord guide to ASB has also been produced and is available on our website".

99/25 Petitions

There were none.

100/25 Improvement and Recovery Plan

Councillor Bateson proposed and Councillor Sexton seconded an amendment to Recommendation No. 2 as follows:

The Reorganisation and Transformation Board be formally disbanded, the Improvement and Recovery Board be set up and the Terms of Reference in Appendix C of the report, subject to adding in the Leader of the Opposition and the Chair of the Audit Committee to the list within the section entitled SROs, be approved.

Council **resolved** the following:

1. The Improvement and Recovery Plan be approved,
2. The Reorganisation and Transformation Board be formally disbanded, the Improvement and Recovery Board be set up and the Terms of Reference in Appendix C of the report, subject to adding the Leader of the Opposition and the Chair of the Audit Committee to the list within the section entitled SROs, be approved,
3. The reporting mechanism be approved; and
4. Authority be delegated to the Corporate Policy and Resources Committee to approve changes to the Improvement and Recovery Plan as part of regular reporting arrangements.

101/25 The Spelthorne Borough Council (Off-Street Parking Places Order) Amendment No.3) Order 2026

It was proposed by Councillor Sexton and seconded by Councillor Bateson that recommendation no. 3 be amended to the following:

Before the Order is made, the Group Head Neighbourhood Services will report on the outcome of the consultation and any necessary proposed amendments to the relevant Committees (Environment and Sustainability, Corporate Policy and Resources and Council)

Council **resolved** to approve the revised recommendation.

Council **resolved** to:

1. Authorise the Group Head Neighbourhood Services to proceed with the proposals made in this report and to implement the Spelthorne Borough Council Off-street Parking Places (Amendment no. 3) Order 2026,

2. Authorise the Group Head Corporate Governance to publish all notices required to implement the Spelthorne Borough Council Off-street Parking Places (Amendment no. 3) Order 2026; and
3. Before the order is made, the Group Head Neighbourhood Services will report on the outcome of the consultation and any necessary proposed amendments to the relevant Committees (Environment and Sustainability, Corporate Policy and Resources and Council).

102/25 Additional Annual Grant Application 2025/26

Council **resolved** to:

1. Consider the recommendation of the Grants Panel and the Community Wellbeing and Housing Committee in relation to Spelthorne Museum; and
2. Approve the award of £588 to Spelthorne Museum.

103/25 HSR/SLR Working Group Recommendation

Council **resolved** to:

1. Consider the findings of the all-party working group set up by the Business Infrastructure and Growth Committee contained within the report; and
2. Approve the recommendation that this Council supports the Heathrow Southern Rail (HSR) link proposal conditional upon:
 - a) Trains stopping at Staines,
 - b) Evidence that the proposal will not harm Staines Moor nor increase the groundwater flood risk in the area; and
 - c) Reviewing and agreeing detailed terms of the HSR link proposal.

104/25 Changes to the Constitution

105/25 Amendments to Contract Standing Orders

Council **resolved** to:

1. Consider the updated Contract Standing Orders; and
2. Approve the updated Contract Standing Orders as set out in the report.

106/25 Change of Name and Terms of Reference of the Climate Change

Working Group

Council **resolved** to:

1. Approve the change in name of the Climate Change Working Group to the Climate and Nature Working Group; and
2. Approve the revised Terms of Reference as set out in Appendix A of the report.

107/25 Approval of Chair and Vice-Chair of the Commercial Assets Sub-Committee

Council **resolved** to approve the following appointments:

Councillor Nichols – Chair of the Commercial Assets Sub-Committee

Councillor Beatty – Vice-Chair of the Commercial Assets Sub-Committee

108/25 Reports from the Committee Chairs

The Chairs of the Committees presented reports which outlined the matters their Committees had considered since the last Council meeting.

Council **resolved** to note the Chair's reports.

109/25 Motions

No motions were received.

110/25 General questions

No general questions had been received.