

Minutes of Cabinet

27 March 2019

Present:

Councillor I.T.E. Harvey, Leader and Council Policy co-ordination
Councillor A.C. Harman, Deputy Leader and Communications
Councillor M.M. Attewell, Community Wellbeing
Councillor C. Barnard, Planning and Economic Development
Councillor J.R. Boughtflower, Corporate Management
Councillor M.P.C. Francis, Housing
Councillor D. Patel, Environment and Compliance
Councillor O. Rybinski, Customer Service, Estates and Transport
Councillor H.R.D. Williams, Finance

2587 Minutes

The minutes of the Cabinet meeting held on 20 February 2019 were agreed as a correct record.

2588 Disclosures of Interest

There were none.

2589 Recommendations from the Local Plan Working Party

Cabinet considered the recommendations from the Local Plan Working Party held on 21 March 2019.

Resolved to:

1. Agree the change to the Local Development Scheme timetable;
2. Note the progress on the site selection work;
3. Note the progress on drafting the new Local Plan policies and encourage Members who wish to make suggestions on their content to forward these to the Portfolio Holder, Cllr Barnard, to pass on to officers for consideration; and
4. Note the progress on the local Green Space assessment methodology, subject to this being amended to reflect in the criteria the importance of green spaces to local communities that are not well served by other nearby public recreation land, following consultation with the Local Plan Working Party on the precise wording.

2590 New Jetty for River Thames

Cabinet considered a report on a new jetty for the river Thames with access from the bandstand in the Riverside car park.

Spelthorne Borough Council has one of the longest stretches of the river Thames along its border, outside of the London Boroughs, extending for around 11 miles. The river Thames is regarded as a key asset of the Borough, and the Council is keen to maximise its potential. There has been a very strong demand for a stopping off point in Spelthorne for commercial boat trips along the Thames for many years, but limited opportunities for riverboat companies due to the lack of exclusive access to moorings.

Alternative options considered and rejected by the Cabinet:

- to provide a licence for exclusive use of part of the moorings opposite the old Town Hall

Resolved to approve the construction of a new jetty with access from the bandstand in the Riverside Car Park, Staines-upon-Thames.

Reason for Decision

The introduction of a new jetty for the exclusive use of commercial riverboat operations would increase the competitiveness of Staines-upon-Thames as a destination and increase the number of visitors to the town which would support our retailers.

2591 Surrey Waste Local Plan 2019

Cabinet considered the Council's consultation response on the Surrey Waste Local Plan 2019 which, due to the date on which the consultation was set to end, had been agreed by the Portfolio Holder.

Resolved to note the response to Surrey County Council's consultation on the Surrey Waste Local Plan 2019 as agreed by Councillor C. Barnard, Portfolio Holder for Planning.

2592 Leader's announcements

The Leader made the following announcements:

The Council announced the purchase of a surplus car park on the site of Ashford Hospital to develop into much needed housing for local residents, including key workers. This marks another milestone in the Council's ambitious building programme which aims to produce over 600 housing units across the Borough over the next five years.

Also part of the programme are the new homes recently completed on the site previously occupied by the Bugle Returns pub in Upper Halliford, providing two one-bedroom and six two-bedroom apartments for local people.

The new combined reception is now fully reopened and most of the work to relocate staff into renovated offices in the east and south wings are complete. Congratulations to Siraj and his team for delivering this.

The Council's response to Heathrow's latest consultation on proposed changes to airspace and future operations includes that there should be no

increase in flights before the third runway, no interim measures introduced that will result in newly overflowed areas, that the Compton Route needs to be removed without delay, and that a night-time ban should mean just that.

Following on from the success of the first Spelthorne Means Business Awards last year to recognise and celebrate our thriving business community, the second SMBA Awards were launched at an event held at the Hazelwood Centre in Sunbury on 7 March. With an additional five categories and new sponsors, there are plenty of opportunities for a variety of businesses to get involved.

Thirty-five primary school children from seven Spelthorne schools were treated to an interactive conference by charismatic environmentalist Phil Williams on Tuesday 5 March in the Council Chamber. Phil started these conferences in Spelthorne and his inspirational events are now held across the whole of the UK.

The Secretary of State has confirmed that he does not intend to 'call in' the planning application to expand Shepperton Studios. The expansion will now be able to go ahead subject to the prior completion of measures to ensure public benefits and mitigation, including junction improvements, new crossings in Charlton and Laleham, and a River Ash Community Park.

The Council had a lovely compliment about our Leisure Team's Walking for Health Scheme from inspirational 87 year-old Shepperton resident, Peter Cooper, who told us what a positive impact the volunteer-led walks have made to his life since losing his wife last year. It is uplifting to know that our schemes can make such a difference in helping improve physical and mental wellbeing in our communities.

The Council is continuing to work with Staines Park Residents' Association to achieve 'Fields in Trust' status for Staines Park. The Council is also committed to progressing plans to build a new Leisure Centre in an alternative location.

The extension to the Greeno Centre is nearing completion, providing a dedicated space for those who need a bit of extra support when visiting the Centre.

Following a petition presented to the Joint Committee in December by Stanwell Moor Residents Association about HGV movements in the village, the Borough stepped in to pay for an engineering survey to look at solutions. This has led to a scheme being drawn up to restrict HGVs going through the village and local people are currently being asked for their views.

The Council's noticeboards have been replaced as part of a project called 'every ward at its best', set up to look at making small improvements to sites across the Borough to improve the 'street-scene', and works to improve a number of smaller shopping parades in the Borough are expected to complete in early April.

Spelthorne has raised concerns about Surrey County Council's proposals to reduce future fire service cover in Spelthorne from two full-time crews to two day-time and one night-time crew.

A report to look at parking issues in Ashford Town and the impact of increased parking enforcement checks was discussed at the Overview and Scrutiny meeting on 19 March. A further period of enhanced enforcement checks is now planned, with the intention of comparing the results with data obtained from the first trial. Recommendations will then be considered by Cabinet in the summer.

2593 Urgent items

There were none.

2594 Exempt Business

Resolved to move the exclusion of the Press and Public for the following items in view of the likely disclosure of exempt information within the meaning of Part 1 of Schedule 12A to 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.

2595 Exempt report - Acquisition V - Key decision

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

Cabinet considered an exempt report on the proposed acquisition of Property V.

Alternative options considered and rejected by the Cabinet:

- Formally agree not to submit a bid

Resolved that Cabinet:

1. Approves the acquisition of the site for strategic regeneration of Staines town centre and its future development for Housing purposes as identified in the report;
2. Agrees the offer submitted for the acquisition, and authorises the Chief Executive (and delegated Officers) to undertake any necessary subsequent negotiations (including a further bid if required) and complete the acquisition of the asset (in consultation with the Chief Finance Officer, the Leader and the Cabinet Member for Finance);
3. Authorises the Chief Finance Officer to decide (i) the most financially advantageous funding arrangements for the purchase, (ii) the most tax efficient method of holding the asset to include the transfer of the asset

into Knowle Green Estates Limited if and when appropriate to do so, and overall to ensure the acquisition is prudentially affordable;

4. Authorises the Head of Corporate Governance to enter into any legal documentation necessary to acquire and develop the asset including any documentation required for any potential transfer of the asset to Knowle Green Estates Limited;
5. Agrees to exempt Contract Standing Orders in respect of our Advisors; and
6. Delegates the selection of the design team and the contractor to the Group Head of Regeneration and Growth in consultation with the Portfolio Holder.

Reason for Decision

The site will deliver a steady income stream once developed which will support the Council to deliver its ambitious housing and regeneration programme across the Borough to help meet the needs of its residents. The Council needs to generate additional income to offset the revenue impacts of undertaking these projects across the Borough. The site is a key element in the emerging regeneration plans for Staines town centre.

2596 Exempt report - Decision on award of contract for the provision of a Property Management System - Key Decision

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

Cabinet considered an exempt report on the provision of a Property Management System to help underpin and support the on-going management of the Council's investment portfolio.

The new system would effectively and efficiently manage property and enable officers to view Key Performance Indicator reports to keep financial risks to a minimum. It would ensure that accounting processes tie up with the Council's obligations for financial reporting and auditing, allow the Council to maintain a full asset register, and the property team to have a rounded view of each and every asset. In addition, the system would encompass some key Facilities Management functions, and have the ability to tie in with future portals/third party suppliers to enable residential tenants to find a property, pay their rent and arrange for maintenance of their property online.

Alternative options considered and rejected by the Cabinet:

- Delay the start of the implementation project another month, which would result in missing the preferred 'Go Live' date of 1 September 2019.

Resolved to approve the delegation for the award of contract for the Property Management software to the Group Head of Regeneration and Growth, in consultation with the Leader, Portfolio Holder for Finance (Councillor Williams) and the Deputy Chief Executive (Finance).

Reason for decision

A 'fit for purpose' Property Management System will enable the Council (over time) to manage its investment portfolio efficiently and accurately. The automated processes will ensure we can bring existing robust property processes back 'in house' and keep financial risk to a minimum.

Delegation was requested as the tender process had not been completed in time for the Cabinet meeting.

2597 Exempt report - West Wing, Council Offices, Knowle Green, Staines - Key Decision

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

Cabinet considered an exempt report seeking a construction budget for the conversion of the West Wing, Council Offices, Knowle Green, Staines-upon-Thames, to 25 new apartments.

Alternative options considered and rejected by the Cabinet:

- Withhold approval of the expenditure budget for construction works

Resolved to:

1. Authorise the spend of £5,200,000 for the procurement of construction works;
2. Authorise the Head of Corporate Governance to enter into any legal documentation necessary to implement the redevelopment project; and
3. Delegate the appointment of the contractors to the Group Head of Regeneration and Growth in consultation with the Portfolio Holder.

Reason for decision

The conversion of the West Wing, Council Offices to residential use will meet the wider objectives of the Council in increasing the provision of housing within the Borough. The ongoing revenue stream (once the works have been completed) will assist in the future long term financial stability of the Council.

NOTES:-

- (1) ***Members of the Overview and Scrutiny Committee are reminded that under Overview and Scrutiny Procedure Rule 16, the "call-in" procedure shall not apply to recommendations the Cabinet makes to the Council. The matters on which recommendations have been made to the Council, if any, are identified with an asterisk [*] in the above Minutes.***
- (2) ***Members of the Overview and Scrutiny Committee are entitled to call in decisions taken by the Cabinet for scrutiny before they are***

implemented, other than any recommendations covered under (1) above.

- (3) Within five working days of the date on which a decision of the Cabinet or a Cabinet Member is published, not less than three members [one of whom must be the Chairman] of the Overview and Scrutiny Committee are able to "call in" a decision;***
- (4) To avoid delay in considering an item "called in", an extraordinary meeting of the Overview and Scrutiny Committee will be convened within seven days of a "call in" being received if an ordinary meeting is not scheduled in that period;***
- (5) When calling in a Cabinet decision for review the members doing so should in their notice of "call in":-***
 - Outline their reasons for requiring a review;***
 - Indicate any further information they consider the Overview and Scrutiny Committee needs to have before it in order to conduct a review in addition to the written report made by officers to the Cabinet;***
 - Indicate whether, where the decision was taken collectively by the Cabinet, they wish the Leader or his nominee (who should normally be the Cabinet Member) or where the decision was taken by a Cabinet Member, the member of the Cabinet making the decision, to attend the committee meeting; and***
 - Indicate whether the officer making the report to the Cabinet or the Cabinet Member taking the decision or his/her representative should attend the meeting.***
- (6) The deadline of five working days for "call in" by Members of the Overview and Scrutiny Committee in relation to the above decisions by the Cabinet is the close of business on 4 April 2019.***