

**Roberto Tambini
Chief Executive**

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Our Ref: PGH/Cabinet
Date: 12 September 2011

Notice of meeting

CABINET

Date: TUESDAY 20 SEPTEMBER 2011

Time: 6.00 p.m.

Place: Goddard Room, Council Offices, Knowle Green, Staines.

TO: MEMBERS OF THE CABINET

Members of the Cabinet	Cabinet member areas of responsibility
Mrs. V.J. Leighton (Chairman)	Leader of the Council and Strategy & Staff
R.A. Smith-Ainsley [Vice-Chairman]	Planning & Housing
Mrs. J.M. Pinkerton	Older People & Health Liaison
F. Ayers	Community Safety & Assets
C.A. Davis	Economic Development
T.J.M. Evans	Finance
P.C. Forbes-Forsyth	Parks & Leisure
N. St. J. Gething	Communications
R.L. Watts	Environment

EMERGENCY PROCEDURE [THE LIFT MUST NOT BE USED]

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Please note that this agenda is available in large print on request to Greg Halliwell on 01784 446267

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THANK YOU FOR YOUR CO-OPERATION IN THIS MATTER.

AGENDA

	Pages	Times
1. Apologies for absence To receive any apologies for non-attendance.		6.00
2. Minutes To confirm the minutes of the meeting held on 21 June 2011	5 - 12	
3. Disclosures of Interest To receive any disclosures of interest from members in accordance with the Council's Code of Conduct for Members.		
4. Minutes of the Spelthorne Youth Council meeting held on 14 July 2011 To receive the minutes of the Spelthorne Youth Council meeting held on 14 July 2011. <i>(Councillor Forbes-Forsyth)</i>	13 - 14	6.05
5. Minutes and recommendations of the Local Development Framework (LDF) Working Party – 30 August 2011 <i>(Councillor Smith-Ainsley)</i> To receive the minutes and recommendations of the Local Development Working Party (LDF) held on 30 August 2011.	15 - 18	6.10

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	Pages	Times
6. Capital monitoring report <i>(Councillor Evans)</i>	19 - 24	6.15
7. Revenue monitoring report <i>(Councillor Evans)</i>	25 - 51	6.25
8. Compulsory Purchase of 1 Mulberry Avenue, Stanwell <i>(Councillor Smith-Ainsley)</i>	52 - 55	6.35
9. Promoting Staines: changing name to Staines upon Thames – KEY DECISION <i>(Councillor Davis)</i>	56 - 105	6.45
10. Appropriation of land at Stanwell <i>(Councillor Smith-Ainsley)</i>	106-109	6.55
11. Declaration of the Ash Link local nature reserve <i>(Councillor Forbes-Forsyth)</i>	110-115	7.05
12. Review of Polling districts, Polling places and Polling stations <i>(Councillor Davis)</i>	116-127	7.15
13. Trevor Roberts Associates (TRA) report on Planning outcome <i>(Councillor Smith-Ainsley)</i>	128-135	7.25
14. Denman Drive site investigation <i>(Councillor Watts)</i>	136-137	7.35
15. Tyre contract renewal <i>(Councillor Watts)</i>	138-141	7.45
16. Issues for future meetings Members are requested to identify issues to be considered at future meetings.		7.55
17. Urgent items To consider any items which the Chairman considers are urgent.		8.00

MINUTES OF THE CABINET**21 JUNE 2011****PRESENT:**

Councillor Mrs. V.J. Leighton (Leader of the Council and Chairman of the Cabinet);
Councillor R.A. Smith-Ainsley (Deputy Leader of the Council, Vice-Chairman of the Cabinet and Cabinet Member for Planning and Housing);
Councillor Mrs. J.M. Pinkerton (Deputy Leader and Cabinet Member for Older People and Health Liaison);
Councillor F. Ayers (Cabinet Member for Community Safety and Assets);
Councillor C. A. Davis (Cabinet Member for Economic Development);
Councillor T.J.M. Evans (Cabinet Member for Finance);
Councillor Forbes-Forsyth (Cabinet Member for Parks and Leisure);
Councillor N. St. J. Gething (Cabinet Member for Communications) and
Councillor R.L. Watts (Cabinet Member for Environment)

1712. MINUTES

The Minutes of the meeting held on [22 March 2011](#) and the Special meeting held on [30 March 2011](#) were confirmed as a correct record.

1713. MINUTES OF THE SPELTHORNE YOUTH COUNCIL MEETINGS – 5 APRIL and 12 MAY 2011

Cabinet discussed the Minutes of the Spelthorne Youth Council meetings held on 5 April and 12 May 2011. Councillors noted that the Youth Council was beginning to take up worthwhile issues. One member of the Youth Council had actually stood for Council in the May elections.

RESOLVED to note the Minutes of the Spelthorne Youth Council meetings held on 5 April and 12 May 2011.

1714. [COMBINED HEAT AND POWER CONTRACT – KEY DECISION](#)

Cabinet considered a report on the installation of a Combined Heat and Power (CHP) unit. The options considered were in the main body of the report.

RESOLVED that Cabinet agrees to:

The installation of a Combined Heat and Power (CHP) unit.

1715. [TREASURY MANAGEMENT ANNUAL REPORT](#)

Cabinet considered a report on the outturn treasury position for 2010-11. Council noted at 3.6 and 3.7 the increase in the level of reserves due to the sound management of cash reserves.

The options considered were in the main body of the report.

RESOLVED that Cabinet notes the contents of the report for 2010-11.

CABINET – 21 June 2011

1716. PROVISIONAL CAPITAL OUTTURN REPORT 2010-11

Cabinet considered a report on the provisional spend on the capital programme for 2010-11 and the carry forward of monies to complete to complete schemes unfinished in the financial year.

The options considered were in the main body of the report.

RESOLVED that Cabinet:

1. Notes the provisional capital outturn position.
2. Agrees the final list of budgetary carry forwards from 2010-11.

1717. PROVISIONAL REVENUE OUTTURN REPORT 2010-11

Cabinet considered a report on the provisional outturn spend on the revenue budget for 2010-11.

The options considered were in the main body of the report.

RESOLVED that Cabinet:

1. Notes the provisional revenue outturn position and the small surplus.
2. Agrees the proposed transfers to and from reserves.

1718. ENERGY PROCUREMENT - LASER

Cabinet considered a report on the use of LASER as purchasing consortium for gas and electricity supply for the Council from October 2012 to September 2016.

The options considered were in the main body of the report.

Cabinet noted that the Surrey Leaders' group has suggested getting all the Districts and Boroughs together to see if further discount can be negotiated with LASER. This possibility is already being explored, though the Council is already making savings through this purchasing method.

RESOLVED that Cabinet agrees:

1. To the continued use of LASER as the buying organisation for Spelthorne.
2. That the flexible purchasing method, including Purchase in Advance (PIA), is the right approach for Spelthorne.

1719. WASTE POLICIES

Cabinet considered a report on policies which are intended to minimise the collecting of non-recyclable waste and enhance recycling rates.

The options considered were in the main body of the report.

Cabinet noted that residents are taking a keen interest in recycling, especially food waste, and the need to continue to put the message across to all residents.

RESOLVED that Cabinet authorises officers to implement the proposed policies, in particular the new food waste collection service.

CABINET – 21 June 2011

1720. HOUSING BENEFIT BED & BREAKFAST RATES

Cabinet considered a report on the proposed increase in housing benefit bed and breakfast charges for households placed in bed and breakfast as an interim housing solution.

The options considered were in the main body of the report.

Cabinet noted that, though not ideal, sometimes bed and breakfast accommodation is the only available option. Spelthorne generally has a low use of bed and breakfast accommodation due to the hard work of staff in taking the initiative on homelessness prevention.

RESOLVED that Cabinet:

1. Agrees the funding formula for housing benefit rates for bed and breakfast bookings from April 2011.
2. Approves this funding formula for use up until at least the end of March 2013.

1721. APPOINTMENT OF REPRESENTATIVES TO OUTSIDE BODIES

Cabinet considered a report on the proposed nominations to represent Spelthorne on Outside Bodies, the SCC Local Committee, and the Working Groups for 2011-12.

The options considered were in the main body of the report.

RESOLVED that Cabinet:

1. Appoints representatives to the Outside Bodies, the SCC Local Committee, and the Working Groups for 2011-12 as shown at Appendix A to these minutes.
2. Agrees the nominations of representatives for appointment to the Surrey Local Government Association Outside Bodies as shown at Appendix A to these minutes.

1722. SURREY LOCAL GOVERNMENT ASSOCIATION

Cabinet considered a report on the proposed dissolution of the Surrey Local Government Association and the formation of a new group comprising the Leaders of all the Surrey districts and boroughs.

RESOLVED that Cabinet:

1. Approves the dissolution of the Surrey Local Government Association (SLGA).
2. Endorses the intention to establish a Surrey Leaders' Group in accordance with the draft constitution.
3. Agrees that the Chief Executive, in consultation with the Leader, be authorised to agree any minor amendments to the constitution of the Surrey Leaders' Group that may arise following consideration by all councils.
4. Approves the transfer of the assets and monies of the SLGA to the Surrey Leaders' Group.

1723. PURCHASE OF A NEW WALLED GARDEN IRRIGATION SYSTEM

Cabinet considered a report on the funding for the installation of a completely new garden irrigation system because of the intermittent failure of the current system.

The options considered were in the main body of the report.

Cabinet noted the importance of the walled garden as a valuable asset to the Borough in terms of visitor numbers and the pleasure people gained from visiting the site.

CABINET – 21 June 2011

RESOLVED that Cabinet approves a supplementary capital estimate of £27,640 for the funding of the replacement irrigation system.

1724. EXEMPT BUSINESS

RESOLVED that under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the paragraph, of Part 1 of Schedule 12A of the Act, indicated below.

1725. CONTRACT CLEANING

Cabinet considered a report on the proposal to combine the cleaning contract for four sites and extend the contract period from two to five years in order to secure a more competitive contract price.

The options considered were in the main body of the report.

RESOLVED that Cabinet approves the short-list of suppliers in order to invite them to tender for the new contract.

APPOINTMENT OF REPRESENTATIVES TO OUTSIDE BODIES FOR 2011/2012

1. **COLNE VALLEY PARK STANDING CONFERENCE**
(2 representatives)
Cllrs. Forbes-Forsyth and Davis
2. **HEATHROW AIRPORT CONSULTATIVE COMMITTEE [HACC]**
(2 representatives, plus 2 deputies)
Cllr. Rough and Cllr. Taylor; Deputies: Cllrs. Bannister and Ayub
3. **LOCAL AUTHORITY AIRCRAFT NOISE COMMITTEE [LAANC]**
(2 representatives)
Cllrs. Francis and Harman
4. **BAA LOCAL FOCUS FORUM**
(2 representatives – representing wards with boundary to Heathrow))
Cllr. Taylor and Cllr. Gohil
5. **JOINT COMMITTEE FOR THE OVERSIGHT OF DELIVERY OF SURREY PUBLIC
AUTHORITY SERVICES**
(1 representative)
Cllr. Leighton
6. **MANAGEMENT BOARD OF A2DOMINION SOUTH HOUSING ASSOCIATION**
(1 representative)
Cllr. Smith-Ainsley
7. **MANAGEMENT COMMITTEE OF MEDIATION NORTH SURREY**
(1 representative)
Cllr. Frazer
8. **RIVER THAMES ALLIANCE**
(1 representative)
Cllr. Davis
9. **ON-STREET PARKING PARTNERSHIP (2 representatives)**
Cllr. Napper and Cllr. Evans
10. **SOUTH EAST EMPLOYERS [SEE]**
(1 representative, plus 1 deputy)
Cllr. Smith-Ainsley and Cllr. Gething
11. **SPELTHORNE BUSINESS FORUM**
(4 representatives, plus 2 deputies)
Cllrs. M.W. Rough, Davis, Taylor, Gohil, Patel, Friday. Deputies: Cllrs. Gething & Napper

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- 12. SPELTHORNE AND SUNBURY LEISURE CENTRES – CUSTOMER FORUM
(1 representative)**
Cllr. Forbes-Forsyth
- 13. SPELTHORNE MENTAL HEALTH ASSOCIATION MANAGEMENT COMMITTEE – TRUSTEE
(1 representative)**
Cllr. Harman
- 14. SPELTHORNE SAFER, STRONGER PARTNERSHIP BOARD
(1 representative)**
Cllr. Ayers
- 15. SPELTHORNE TWINNING SCHEME
(The Mayor, plus 2 representatives)**
Cllrs. Budd, Leighton and Patel.
- 16. STRATEGIC AVIATION SPECIAL INTEREST GROUP (LOCAL GOVERNMENT ASSOCIATION)
(1 representative, plus 1 deputy)**
Cllr. Rough and Deputy Cllr. Francis
- 17. SUNBURY LEISURE CENTRE JOINT LIAISON GROUP
(2 representatives)**
Cllrs. Forbes-Forsyth and Evans
- 18. SURREY MUSEUMS CONSULTATIVE COMMITTEE
(1 representative, plus 1 deputy)**
Cllr. Francis and Deputy Cllr. Harman
- 19. SURREY TRAVELLER COMMUNITY RELATIONS FORUM
(1 representative)**
Cllr. Pinkerton
- 20. THE TRAFFIC PENALTY TRIBUNAL
(1 representative, plus 1 deputy)**
Cllr. Evans and Deputy Cllr. Frazer
- 21. VOLUNTARY ACTION IN SPELTHORNE [VAIS]
(1 representative)**
Cllr. Napper

APPOINTMENT OF REPRESENTATIVES TO SERVE ON THE SURREY COUNTY COUNCIL [SCC] LOCAL COMMITTEE AND WORKING GROUPS FOR 2011/2012

- 22. SURREY COUNTY COUNCIL LOCAL COMMITTEE IN SPELTHORNE
(7 representatives and 7 deputies)**

Councillors Leighton, Smith-Ainsley, Forbes-Forsyth, Watts, Napper, Sexton and Webb.

Deputies: Cllrs. Ayers, Pinkerton, Patel, Bannister, Francis, Patterson, Friday.

CABINET – 21 June 2011

23. LOCAL DEVELOPMENT FRAMEWORK [LDF] WORKING PARTY (7 representatives)

Councillor Watts
[Cabinet Member for Environment]

Councillor Evans
[Cabinet Member for Finance]

Councillors Broom and Webb
[Two Overview and Scrutiny Committee representatives]

Councillors Forsbrey, Gething
[Planning Committee representatives]

Councillor Beardsmore
[Liberal Democrat representative]

24. MEMBERS' DEVELOPMENT STEERING GROUP (7 representatives)

Councillors Gething, Pinkerton, Grant, Dale, Frazer, Madams and Mrs. S A Dunn (Lib. Dem.)

25. YOUTH SERVICES TRANSFORMATION PROJECT (2 representatives)

Cllrs. Forbes-Forsyth and Sexton

NOMINATION OF REPRESENTATIVES TO THE SURREY LOCAL GOVERNMENT ASSOCIATION [SLGA] OUTSIDE BODIES FOR 2011-2012

Annual Appointments for 2011-2012:

26. SURREY WASTE PARTNERSHIP

Cllr R.L. Watts *(Cabinet Member for the Environment)*

27. SURREY CLIMATE CHANGE PARTNERSHIP MEMBER GROUP

Cllr R.L. Watts *(Cabinet Member for the Environment)*

CABINET – 21 June 2011

NOTES:-

- (1) **Members of the Overview and Scrutiny Committee are reminded that under Overview and Scrutiny Procedure Rule, 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 three 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 three 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 5 July 2011**

**SPELTHORNE YOUTH COUNCIL
MINUTES**

14 July 2011

Held in the Goddard Room, Council Offices, Knowle Green, Staines

PRESENT:

David Porter	George Daubney	Olivia Ortega
Adam Carr	Tara Goodfellow	Amir Miah
Matt Sutch	Vivien Miller	Charlie Whitley
Dan Hitch		

Apologies: Connie Cronin

In attendance:

Andy Holdaway - SBC Youth and Arts Manager; Katie Gardner, SCC Senior Youth Officer; Councillor Penny Forbes-Forsyth.

14/11 MINUTES

The minutes of the meeting held on 12 May 2011 were agreed as a correct record.

15/11 FEEDBACK FROM SCHOOL COUNCILS

There was no feedback.

16/11 Youth Awards

It was agreed to move the Youth Awards to 19 November. This would allow Andy to approach the schools and sports groups after the summer holidays and still leave enough time to plan the event. It would also give the Youth Council's September/October and November meetings time to help with planning.

17/11 Councillor Penny Forbes-Forsyth explained that she would like to improve youth facilities in parks for teenagers and gave the example of installing a BMX track in Greenfield park, Staines. The following were suggested: Cedars rec - Sunbury; Long Lane rec - Stanwell; Hengrove Park - Ashford.

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

30 August 2011

Present:

Cllr G E Forsbrey (Chair)
Cllr T J M Evans
Cllr R Smith-Ainsley (in attendance)
Cllr R L Watts
Cllr Mrs S Webb

1 Apologies

Cllr N S Gething

2 Election of Chairman

Cllr G E Forsbrey was elected Chairman

3 Report of the Deputy Chief Executive

a. Role of the LDF Working Party and creation of the Local Development Framework

The role of the Working Party and the work to create the Local Development Framework in its current form was set out in Appendix A to the main agenda report.

Recommendation:

1. The Working Party noted the Council's progress in preparing the LDF.

b. Draft National Planning Policy Framework

The agenda report and Appendix C explained that the Government was consulting on draft national planning policy guidance to replace existing national guidance. The consultation ends on 17 October 2011.

The Working Party considered and agreed the detailed comments on the draft that were set out in Appendix C. This included an additional comment relating to mineral working in the Green Belt where Councillors agreed the existing guidance in PPG 2 that stipulated mineral working 'need not be inappropriate development' provided 'that high environmental standards are maintained and that the site is well restored' should be retained.

Resolved:

1. That Cabinet agree the detailed response to the Secretary of State set out at Appendix C to the report, including the additional comment in relation to mineral workings in the Green Belt.

c. Policy issues requiring future consideration

i. Planning Policy

The existing programme of planning policy work was explained, including the resources available.

ii. Infrastructure and Community Infrastructure Levy

It was explained that whilst it had previously been intended to produce a Supplementary Planning Document to support the Council's policies on infrastructure, it was now clear that the Council would need to introduce the Government's new Community Infrastructure Levy (CIL) system in order to maximise the opportunities for securing developer contributions for infrastructure.

Resolved:

1. Cabinet be recommended to agree in principle the work necessary to introduce a Community Infrastructure Levy system in line with statutory requirements and timescales.
2. A detailed report be presented to a future meeting of the Working Party setting out a detailed programme, work implications and progress to date.

iii. Parking Standards

It was explained that the Council had previously been constrained in ensuring appropriate parking provision in residential schemes because of Government guidance requiring such standards to be applied as maximum standards and for developers not to be required to provide more parking spaces than they wished. Partial changes had been made by the Government to the guidance on parking standards - PPG 13 'Transport' - in January 2011. However, more significant changes were made in the draft National Planning Policy Framework (NPPF) issued in July 2011 by removing all prescription on how parking standards should be applied.

Whilst the Council's Policy CC3 on parking in the Core Strategy and Policies DPD contained the word 'maximum', the draft NPPF guidance was a 'material consideration' in the weight to be given to this word. Pending a future decision on whether to formally amend the Policy the Working Party agreed to recommend the adoption of a 'Position Statement' to explain how Policy CC3 could now be applied.

Resolved:

1. Cabinet is recommended to agree the proposed 'Position Statement' on the application of residential parking standards to be applied to all applications determined after 20 September 2011:

"In June 2001 the Council adopted Parking Standards which were expressed as 'maximum' to reflect Government guidance in PPG 13 'Transport'. Its policy on Parking Provision (Policy CC3) in its Core Strategy and Policies DPD, adopted in February 2009, also used the word 'maximum'. The required use of the word 'maximum' did not, however, reflect the Council's evidence in 2001 that its parking standards reflected the minimum provision required for residential development.

On 3 January 2011 a ministerial announcement set out changes to PPG 13 to better reflect the 'localism'. This removed the central requirement to express 'maximum' parking standards for new residential development, allowing instead local authorities to determine what standards should be. In July 2011 the Government published a draft National Planning Policy Framework which, when adopted, will replace PPG 13. This gives greater discretion to Local Authorities in setting standards.

This Council considers these changes in Government guidance to be a 'material' change to the circumstances which existed when its Parking Standards and Policy CC3 were prepared and to the way in which these standards should now be applied. The Council will give little weight to the word 'maximum' when applying Policy CC3 and its residential parking standards except in town centre locations where, for reasons of good access to public transport, there is a genuine and convincing case to make a lesser

provision and which still meets the other requirements of Policy CC3”.

2. The Working Party keep under review the merit and timing of any formal review of Policy CC3 or the standards themselves in the light of the emerging NPPF and other considerations.
3. Officers to edit the existing Parking Standards document as required to reflect the Position Statement.

iv. Flood Guidance

It was explained that there was a need to produce a Supplementary Planning Document (SPD) on the Council's flood policy LO1 in the Core Strategy and Policies DPD to provide a greater level of guidance on how the policy is applied.

Resolved:

1. That the Cabinet agree a Supplementary Planning Document on Policy LO1 (Flooding) be prepared.

v. Small Dwellings

It has previously been agreed to prepare a Supplementary Planning Document on Policy HO4 (House Size and Type).

Resolved:

1. Work on this SPD be continued.

vi. Programme of Planning Policy development work

- a. Introduce a Position Statement on Parking Standards: Complete by the end of September 2011.
- b. Preparation work to introduce a Community Infrastructure Levy: Underway and to be completed by April 2014.
- c. Small Dwellings SPD: Underway; aim for consultation on a draft by the end of April 2012.
- d. Flooding SPD: Report to the Working Party on a first draft by the end of February 2012.

d. Annual Monitoring Report 2011

A draft of the report was considered by the Working Party.

Resolved:

1. The Annual Monitoring Report 2011 is agreed and recommended to Cabinet for approval.

2011-12 CAPITAL MONITORING REPORT

Cabinet: 20 September 2011

Resolution Required

Report of the Chief Finance Officer EXECUTIVE SUMMARY

How does the content of this report improve the quality of life of Borough Residents

Money spent on capital schemes enables the Authority to ensure that residents are able to have an improved standard of living and facilities.

Purpose of Report

To provide Cabinet with the spend figures, for the period April to July 2011 on the Capital Programme.

Key Issues

- The current position shows that we have spent £544k to date against an original budget of £1,526k and against a revised budget of £2,037k.
- The spend for the period of £544k is 36% of the original budget and 27% of the revised budget. The corresponding figures for the same period last year was a spend of £487k, which was 22% of the original budget and 18% of the revised budget.

Financial Implications

As set out within the report and appendices

Corporate Priority

All six priorities.

Officer Recommendations

Cabinet is asked to note the report.

Report Author: Adrian Flynn Senior Accountant (01784 444268)

Contact: Terry Collier, Chief Finance Officer (01784 446296)

Cabinet Member: Councillor Tim Evans

MAIN REPORT

1. BACKGROUND

- 1.1 The purpose of this report is to update Cabinet on the capital spend against the budget position of schemes which have been included in the capital programme.
- 1.2 To inform Cabinet of the reasons for variances.
- 1.3 This will be the last financial year, where Spelthorne will have sufficient capital funds to fully fund anticipated future capital programmes, thereafter we will need to start either drawing down revenue reserves, making revenue contributions to capital or finding additional funding sources.

2. KEY ISSUES

2.1 Capital

- (a) Attached, as Appendix A and B, is the current spend to date on capital covering the period April to July 2011.
- (b) For the period ending 31 July 2011, capital expenditure £544k (36%) of the original budget and (27%) of the revised budget.
- (c) The equivalent spend in the corresponding period of the previous year was £487,000 (22%) of the original budget and (18%) of the revised budget.
- (d) The difference between the original budget and the revised budget is £511,040. The £511,040 is broken down as £203,500 worth of carry forwards from 10/11 and £307,540 worth of supplementary estimates, made up as follows,
 - Food waste Scheme : £265,000
 - Walled Garden Irrigation : £ 28,000
 - Pa system : £ 14,540

2.2 The following projects are worth noting:

- (a) Wall/Loft Insulation – With the new contractors in place, demand is very high and the budget will be spent in full.
- (b) Disabled Facilities Grant – A large number of applications have been received during the first quarter, which has resulted in over 55% of the budget being spent.
- (c) Food Waste – Orders have been placed for the food waste bins and caddies and they are due for delivery by the 16th September.
- (d) Car Park Improvements – Project group is to meet in September regarding the implementation of the new pay on foot machines for the car parks.
- (e) Soft Play Area – £10,000 expenditure to be funded by a grant from the big lottery fund.

- (f) Tennis Courts – The project is about to go out to tender, with a project start date of the end of September.

3. PROPOSALS

- 3.1 Cabinet to note the current spend position.

4. BENEFITS AND SUSTAINABILITY

- 4.1 Careful monitoring of the budgets enables greater information on the likely outturn position which enables improved treasury management interest forecasts as predicted underspends or slippages can be incorporated when calculating the likely outturn position for investment income.

5. FINANCIAL IMPLICATIONS

- 5.1 Any underspend on the approved capital programme enables the Authority to invest the monies to gain additional investment income, or can be used to fund additional schemes identified.

6. LEGAL IMPLICATIONS/OTHER CONSIDERATIONS

- 6.1 Schemes which are currently incomplete and require a budget carry forward may have contractual obligations which could leave us liable to litigation if they are not allocated the funds to complete the works.

7. RISKS AND HOW THEY WILL BE MITIGATED

- 7.1 Regular monitoring and updating of the actual figures will enable changes to be picked up and allow corrective action to be taken where necessary in a timely manner.

8. TIMETABLE FOR IMPLEMENTATION

- 8.1 Bi-monthly monitoring reports are prepared for Management Team and incorporate revised actual figures.

Report Author: Adrian Flynn Senior Accountant (01784 444268).

Background Papers: There are none.

CAPITAL BUDGET MONITORING 2011/12

SCHEME	ORIGINAL BUDGET	CARRY FORWARDS	SUPPLEMENTARY ESTIMATES	REVISED BUDGET	ACTUAL TO DATE	COMMITMENTS	TOTAL YTD	BUDGET YTD	ACTUAL YTD TO BUDGET VARIANCE YTD
	£	£	£	£	£	£	£	£	£
Housing Investment Programme	400,900	37,000	-	437,900	297,460	20,695	318,155	216,000	102,155
New Schemes Fund	-	-	-	-	51,147	(30,539)	20,607	-	20,607
Other Services Programme	1,125,500	166,500	307,540	1,599,540	194,997	472,972	667,969	332,178	335,791
CAPITAL PROGRAMME TOTAL	1,526,400	203,500	307,540	2,037,440	543,604	463,128	1,006,732	548,178	458,554

2011-12 REVENUE MONITORING

Cabinet: 20 September 2011

Resolution Required

Report of the Chief Finance Officer

EXECUTIVE SUMMARY

How does the content of this report improve the quality of life of Borough Residents

This report shows the Authority's revenue spend figures and how resources were spent on providing services for residents for the four month period, April to July 2011.

Purpose of Report

To provide Members with the revenue spend figures

Key Issues

- The actual spend to date, at net expenditure at service level, shows that we have spent £4.619m against the year to date budget of £4.527m and the full year budget of £12.663m.
- The percentage actual spend to date against the full year is 37%
- The interest earnings for the period amounted to £126 k and the full year earning's forecast is still £356 k.
- The variance between the profiled budget to date and the actual spend figure for the period shows an over spend of £92,097.

Financial Implications

As set out within the report and appendices.

Corporate Priority

All 12 Priorities.

Officer Recommendations

Cabinet is asked to note the report.

Report Author: Adrian Flynn Senior Accountant (01784 444268)

Contact: Terry Collier, Chief Finance Officer (01784 446296)

Cabinet Member: Councillor Tim Evans

MAIN REPORT

1. BACKGROUND

- 1.1 The purpose of this report is to update Members on the revenue spend position as at the 31 July 2011.
- 1.2 To inform Members of the reasons for the variances identified against the budget agreed in February 2011.
- 1.3 In the budgets agreed for Heads of Service, it is always anticipated that there will be budget variances from the original budget. This ensures that the Authority meets any change in the needs of the service to adapt to any unexpected changes which happen in the period.

2. KEY ISSUES

- 2.1 In [Appendix A](#) the actual spend is £4.619m against the full year budget of £12.663m (37%).
 - 2.2 In [Appendices B1](#) to [B9](#) the major areas causing the year to date budget to be higher or lower than the Actual spend to date are detailed.
 - 2.3 Budgets are profiled where there is a normal expected payment date e.g. National Non-Domestic Rates (NNDR) payments are profiled to be paid in May, salaries in 12^{ths}, grants on the month they were received previously, contracts on the payment frequency agreed, rentals on a quarterly basis etc. This still means however that the majority of expenditure, profiled in 12ths to be spent, is reliant upon Service Heads ordering goods and services on a regular basis. In reality the major proportion of spend is generally made in the second half of the year. Within the limited resources we have available, we are working to continue to improve the profiling of the budgets and this will be assisted by a recent upgrade to the financial system. There will always be some timing differences, which do not reflect underlying budget variances.
 - 2.4 The major area of spend relates to Housing Benefit payments which are made 4 weekly at varying levels from £1.7m max to £20k minimum. However the grant income received comes in monthly based on estimates agreed at the start of the year so there could be timing differences in excess of £1.5m if one month includes 2 large benefit payment runs
 - 2.5 [Appendices B1](#) to [B9](#) gives a summarised breakdown of the revenue spend by portfolio Area, firstly in overall terms and then breaking each portfolio down by cost centres
 - 2.6 Officer comments on more significant expenditure/income variances are to be found in appendix C. These variances have been analysed between variances caused in the main by timing differences and variances, where there is an underlying reason.
 - 2.7 Investment income to date is £126k, with a projected full years income forecast of £356k.
- ### 3. PROPOSALS
- 3.1 Overview and Scrutiny are asked to note the current revenue spend position.

4. BENEFITS AND SUSTAINABILITY

- 4.1 Careful monitoring of the budgets enables greater transparency of budget problems and action to be taken, when required, on areas identified as areas of concern
- 4.2 A systematic approach to budget monitoring will hopefully alleviate problems of major discrepancies not being highlighted until year end.
- 4.3 Constant monitoring of the budgets enables Heads of Service to be held more accountable for their budgetary spend and any major unidentified variations which occur.

5. FINANCIAL IMPLICATIONS

- 5.1 As set out within the report and appendices.

6. LEGAL IMPLICATIONS / OTHER CONSIDERATIONS

- 6.1 There are none

7. RISKS AND HOW THEY WILL BE MITIGATED

- 7.1 A projected balanced outturn depends on Management Team (MAT), Heads of Service and all Budget Managers, managing their budgets within the parameters that were originally agreed and achieving, where necessary, corresponding growth and savings within those budgets. Careful monitoring of the budgets on a monthly basis ensures that any problems or anomalies are identified and investigated at an early stage.
- 7.2 Any necessary corrective action on major budget variations, which cannot be remedied within the Service, are reported to MAT immediately in order to ensure that as much time and opportunity is had to enable the position to be rectified quickly within the current financial year.

8. TIMETABLE FOR IMPLEMENTATION

- 8.1 Bi-monthly reports are produced for Management Team.

Report Author: Adrian Flynn Senior Accountant 01784 444268

Background Papers: There are none

2011/12 Revenue Budget Monitoring								
	11/12	11/12	11/12	11/12	11/12	11/12	10/11	10/11
	Budget		Actual	Actual v	Commitments	Total	Original	Actuals
	Original	YTD		YTD		Actuals	Budget	YTD
	£	£	£		£	£	£	£
Economic Development	222,900	130,467	164,087	33,620	30,039	194,126	148,600	91,057
Planning and Housing	2,110,800	859,408	1,737,373	877,965	131,642	1,869,016	2,095,800	(730,134)
Health and Independent Living	1,160,800	364,048	252,985	(111,063)	85,381	338,366	1,626,700	46,694
Environment	3,055,700	953,400	743,081	(210,319)	126,571	869,652	3,293,300	857,968
Young People and Cultural Services	1,448,000	343,350	177,125	(166,225)	180,213	357,337	1,488,200	139,526
Strategic	-	-	-	-	-	-	-	-
Communications and Engagement	898,700	423,275	355,206	(68,069)	2,811	358,017	1,027,400	442,021
Community Safety	810,700	336,333	321,254	(15,079)	595,402	916,656	1,041,200	433,016
Finance	2,955,300	1,116,887	868,155	(248,732)	337,281	1,205,436	3,129,800	1,073,339
NET EXPENDITURE AT SERVICE LEVEL	12,662,900	4,527,168	4,619,266	92,098	1,489,340	6,108,606	13,851,000	2,353,484
Salary expenditure - vacancy monitoring	(300,000)					-	(300,000)	
Restructuring Savings	(165,000)					-		
Partnership Savings	(30,000)							
Less Support not charged to revenue	(50,000)					-	(50,000)	
NET EXPENDITURE	12,117,900	4,527,168	4,619,266	92,098	1,489,340	6,108,606	13,501,000	2,353,484
NET EXPENDITURE	12,117,900	4,527,168	4,619,266	92,098	1,489,340	6,108,606	13,501,000	2,353,484
Interest earnings	(356,000)					-	(415,000)	
Reserves - General								
Reserves - New Schemes Fund / HIF	(50,000)					-	(250,000)	
Area Based Grant	(22,500)					-	(22,500)	
Appropriation from Reserves:								
Interest Equalisation reserve	(150,762)					-	(293,122)	
Air track	(75,000)					-	(60,000)	
LPSA reward grant : general budget	-					-	(80,000)	
BUDGET REQUIREMENT	11,463,638	4,527,168	4,619,266	92,098	1,489,340	6,108,606	12,380,378	
NNDR	(3,282,804)						(4,958,868)	
RSG	(1,014,724)						(720,074)	
New Homes Bonus	(230,000)							
Council Tax freeze grant	(170,000)							
NET BUDGET REQUIREMENT	6,766,110	4,527,168	4,619,266	92,098	1,489,340	6,108,606	6,701,436	
Collection Fund Surplus/(deficit)	7,700						55,510	
CHARGE TO COLLECTION FUND	6,773,810	4,527,168	4,619,266	92,098	1,489,340	6,108,606	6,756,946	

Economic Development			
Cost Centre	Comments	Significant Variance	Timing or Underlying Variance
Staines Town Centre Management	Second Qtr's Service charge for the Elmsleigh centre paid early.	£47k adverse	Timing
Staines Market	Increased income due to the extra Friday Market	£11k favourable	Underlying
Democratic Representation and Management	Purchase of new computer equipment and broadband lines	£21k adverse	Underlying

Planning and Housing			
Cost Centre	Comments	Significant Variance	Timing or Underlying Variance
Housing benefit Payments	Budget requires to be re profiled Accounting adjustment required to correct a previous accounting entry. There is no underlying variance, as the actual income received closely matches the budget.	£301k favourable £1.2m Adverse	Timing Timing
Housing needs	Awaiting transfer of local housing alert income, from internal reserve	£21k Adverse	Timing
Homelessness	Void period costs are under spent as managed properties are fully occupied. Government grant still be received.	£42k favourable £20k adverse	Underlying Timing
Land Charges	Increased Activity	£23k favourable	Underlying
E Government Services	Savings on server maintenance, offset by higher contract costs	£37k favourable	Underlying

Health and Independent Living			
Cost Centre	Comments	Significant Variance	Timing or Underlying Variance
Day Centres	Food invoices still to be received.	£28k favourable	Timing
Spelthorne personal alarm network	Increased charges and additional A2 clients added	£15k favourable	Underlying
Spelthorne Accessible Transport	Increased use of service and Surrey CC contribution received early.	£27k favourable	Timing

Environment			
Cost Centre	Comments	Significant Variance	Timing or Underlying Variance
Environmental Enhancements	The majority of the spend takes place in Qtr's 3 and 4, therefore there is not an underlying variance.	£11k favourable	Timing
Street cleaning	Vacant posts and lower expenditure on hired transport and operational equipment and supplies. Some budgets require to be re profiled.	£50k favourable	Underlying
Waste Recycling	Recycling claim to Surrey is still outstanding and lower contractor costs for disposal.	£184k adverse £58k favourable	Timing Underlying
Public conveniences	Outstanding invoice to be received.	£26k favourable	Timing

Young People and Leisure Services			
Cost Centre	Comments	Significant Variances	Timing or Underlying Variance
Staines Metro Commons	Budget to be re profiled as the majority of the expenditure takes place in the 2 nd part of the year	£13k favourable	Timing
Grounds Maintenance	Contractor's July invoice is outstanding.	£186k favourable	Timing
	Invoice to be raised for Surrey CC's contribution towards the maintenance of the highway verges.	£47k adverse	Timing
Parks	Large electricity refund and improvements to playgrounds to take place later in the year.	£33k favourable	Timing
	Football and lettings income is down and budgets require to be re profiled.	£23k adverse	Underlying

Communications			
Cost Centre	Comments	Significant Variance	Timing or Underlying Variance
General Grants	Grant from Pfizer towards a teen pregnancy initiative run by Stanwell hub people.	£11k favourable	Underlying
Corporate Publicity	Savings on the borough newspaper and the marketing budget requires to be reprofiled.	£22k favourable	Timing
Business improvement	Vacant Post	£27k favourable	Underlying

Community Safety			
Cost Centre	Comments	Significant Variance	Timing or Underlying Variance
Asset Management	Order raised for a asbestos survey and budget requires to be re profiled.	£37k adverse	Timing
General Property Expenses	Early surrender of the lease on Beresford House and budget requires to be re profiled.	£24k favourable	Timing
Licensing	Market fluctuations	£15k adverse	Underlying
Knowle Green	Car parking, Air track enquiry and rental income will not be achieved, but offset by avoidance of legal expenses for planning.	£17k adverse	Underlying

Finance			
Cost Centre	Comments	Significant Variance	Timing or Underlying Variance
Assistant Chief Executives	Effects of redundancy payment special creditor	£80k favourable	Timing
Customer Services	Major restructure with council tax, which will deliver in future, ongoing annual savings of approx £200k per year.	£19k favourable	Underlying
Corporate Management	Audit fee invoice still outstanding.	£55k favourable	Timing
	Sponsorship for services from A2 Dominion.	£85k favourable	Underlying
Unapportionable central overheads	Added years compensation payments are lower than the budget, but the budget will require to be re profiled.	£153k favourable	Timing
Car Parks	Increased business rate payments and some budgets also require to be re profiled.	£81k adverse	Underlying

COMPULSORY PURCHASE OF 1 MULBERRY AVENUE, STANWELL

Cabinet: 20 September 2011

Resolution required

Report of the Deputy Chief Executive

REPORT SUMMARY

How does the content of this report improve the quality of life of Borough Residents

It aims to assist in implementing the Stanwell New Start scheme which is important in improving the social wellbeing and environment in the Explorer Avenue area of Stanwell.

Purpose of Report

To agree in principle to use Compulsory Purchase Powers to assist A2 Dominion to implement Phase 2 of the Stanwell New Start scheme.

Key Issues

The importance of the scheme in improving part of Stanwell and the need for the Council to provide assistance to secure its implementation.

Financial Implications

None are associated with the in principle decision to use CPO powers.

Corporate Priority

Supporting Housing Needs
Help for Older People in Need
A Cleaner and Greener Environment

Officer Recommendations

The Cabinet is asked to agree in principle to use its Compulsory Purchase Powers to acquire 1 Mulberry Avenue, Stanwell on behalf of A2 Dominion subject to its costs being met.

Report Author: John Brooks, Deputy Head of Planning and Housing Strategy. 01784 446346

Area of Responsibility: Nigel Lynn, Deputy Chief Executive. 01784 446300

Cabinet member: Councillor Richard Smith-Ainsley

MAIN REPORT

1. BACKGROUND

- 1.1 The Council has committed itself to supporting the principle of new housing in Stanwell through the Stanwell New Start project. Outline planning permission was granted in April 2008 for this development which will provide 356 new dwellings (including extra care accommodation and affordable housing) and improved open space and play facilities. The first phase has now been completed and planning permission for a detailed scheme for phases 2 and 3 of the four phases has been granted.
- 1.2 The scheme enables an area of older housing, much of which is in poor condition, to be renewed and secure both social and environmental improvements to this part of Stanwell.
- 1.3 The scheme is being implemented by A2 Dominion (A2D). Within the site were a number of previously social units which over the years had been sold. A2D has successfully negotiated with all private owners except one at 1 Mulberry Avenue. The Developer first contacted the owner of the property in 2006. A reasonable offer to purchase has been made which is in excess of the market value, but this has been refused by the owner, who is demanding significantly more at over 360% of market value. This is situated on part of the site where a 44 bed extra care housing scheme and integral community facility are to be provided. This is a particularly important part of the scheme in terms of the social benefits of the development as a whole to the local community.
- 1.4 A2D has asked the Council if it is willing to use its CPO powers to thereby assist the implementation of an important part of this development which otherwise would be unable to proceed.
- 1.5 Local Authorities do have available to them compulsory purchase powers and, where appropriate, can use them to assist third parties in implementing developments where there is a clear case in the public interest. The measures are intended as a 'last resort' and in this case extensive efforts have been made by A2D to negotiate a purchase which have not been successful – hence the request to the Council.
- 1.6 Compulsory Purchase Orders (CPOs) are subject to provisions enabling objections to be heard at an inquiry before an independent inspector and the final approval then by the Secretary of State. There are also statutory procedures and rules governing the compensation to the parties from whom the land is acquired. These are intended to ensure all losses are fairly and reasonably met.

2. KEY ISSUES

- 2.1 The key issue is whether the Council is willing in principle to use its CPO powers to support a scheme it has been actively supporting.

3. OPTIONS ANALYSIS

- 3.1 There are two options:
 - a. To agree in principle to use CPO powers, therefore enabling the scheme to proceed as planned.

- b. Not to use its CPO powers; this would require a significant re-design and result in a scheme which is smaller and less comprehensive, which in turn would deliver less benefit to the community as a whole.

3.2 Cabinet is recommended to pursue option (a) as this best serves the wider public interest.

4. PROPOSALS

4.1 At this stage A2D are seeking the Council's agreement in principle to use its CPO powers. A formal decision to proceed with a specific Order would need to be reported to a future meeting. Under any arrangement to assist it would be expected that A2D would meet the Council's full costs in promoting an Order and purchase the site at the time of final acquisition via a 'back to back' development agreement. It is proposed that the Council agrees in principle to the use of its CPO powers to acquire 1 Mulberry Avenue for A2D on the above basis.

5. BENEFITS AND SUSTAINABILITY

5.1 The statutory requirements and guidance associated with the use of CPO require a clear justification to exist. In summary these require that proposals:

- a. Fit in with the planning framework for the area.
- b. Meet economic, social or environmental objectives.
- c. The schemes are financially viable and that there is a reasonable prospect they can proceed.
- d. Cannot be achieved by other means.

5.2 Officers are satisfied that if required a CPO can meet these requirements in this case.

6. FINANCIAL IMPLICATIONS

6.1 There are no financial implications in making an in principle decision to use our CPO powers. If an Order were to be progressed agreements would need to be secured to ensure all of the Council's costs were fully met.

7. LEGAL IMPLICATIONS / OTHER CONSIDERATIONS

7.1 Officers are satisfied, that in legal terms, the intended use of CPO powers in this case are sound.

8. RISKS AND HOW THEY WILL BE MITIGATED

8.1 Final approval of an Order would be made by the Secretary of State, but officers are satisfied there is a strong and compelling case for an Order in these circumstances.

9. TIMETABLE FOR IMPLEMENTATION

9.1 The timetable will in part depend on how quickly A2D would wish to proceed. However, the statutory processes of progressing an Order can take some 18-21 months.

John Brooks, Deputy Head of Planning and Housing Strategy. 01784 446346

Background Papers:
There are none.

PROMOTING STAINES: CHANGING NAME TO STAINES UPON THAMES

Cabinet: 20 September 2011

Resolution required

Report of Assistant Chief Executive

REPORT SUMMARY

How does the content of this report improve the quality of life of Borough Residents

The proposed name change would be to accurately reflect the true nature and riverside location of the town and to overcome negative perceptions of Staines outside the area which limit inward investment and economic growth which would benefit the residents.

Purpose of Report

To seek approval to undertake a consultation exercise in October 2011 on the Council changing the name of Staines to Staines-upon-Thames

Key Issues

Consultation

Ensuring Council is well prepared for media interest

Minimising cost of exercise and change

Financial Implications

The cost of the consultation would be mainly some limited officer time.

It is planned that the cost of changing the main Staines town signs would be offset from external sponsorship.

The Council would run down existing stationery stocks and would not therefore incur additional stationery costs

Corporate Priority 6. Economic Development

Officer Recommendations

The Cabinet is asked to agree to a consultation exercise on changing the name of Staines to Staines upon Thames to commence on 1st October 2011.

Report Author: Terry Collier Assistant Chief Executive, 01784 446296

Cabinet member: Councillor Colin Davis

MAIN REPORT

1. BACKGROUND

- 1.1 The genesis of the proposal lies in a borough-wide economic “audit” by the Economic Development Theme Group (EDTG) of the Spelthorne Together Partnership. The Theme Group contains stakeholders from all aspects of the economic community including education and other economic drivers as well as business.
- 1.2 The *Case for Change* report (Appendix A) summarises the background to the proposal to change the name of Staines to Staines-upon-Thames.

2. KEY ISSUES

- 2.1 The appended report summarises the key issues including:
 - The evidence of the need for change including
 - Property value evidence
 - Opinion polling evidence
 - Evidence of media coverage and perception of Staines

3. OPTIONS ANALYSIS

- 3.1 Do nothing and fail to maximise awareness of Staines proximity to the River Thames.
- 3.2 Undertake a short consultation with residents businesses and key stakeholder and then evaluate whether to propose name change.

4. PROPOSALS

- 4.1 To commence consultation in October 2011 on changing Staines’ name to Staines–upon-Thames. Consultation to take form of page on website with feedback form, and targeted engagement with key stakeholders.
- 4.2 Following on from the consultation, to evaluate whether to recommend that the proposed name change be approved by Council at its meeting on 15 December 2011.

5. BENEFITS AND SUSTAINABILITY

- 5.1 The name change would attract considerable national and international media coverage which can be channelled for the benefit of Staines and the borough. Using the name change as the beginning of a process of raising awareness of the town’s proximity to the River Thames and of what the town has to offer visitors and businesses would help boost the ongoing economic prosperity of the town and the borough. Referencing the Thames in Staines’ name will link with efforts to boost visitor numbers to the borough particularly through the shortly to be launched Visit Thames website.

6. FINANCIAL IMPLICATIONS

- 6.1 The resource cost of putting a consultation on the Council's website and engaging with stakeholder groups will be mainly officer time.
- 6.2 As the Case for Change mentions the intention is to have as a launch event on the 20th May a Staines Day with a number of events focused on the Thames involving schools, charities and businesses. One of the events would be to unveil the London Stone replica repositioned in Memorial Gardens (closer to the original position of the Stone than its current Lammas Park position). There will be some costs involved in moving the stone estimated at under £2k which are expected to be covered from County Councillor and external support.
- 6.3 The Council would run down its stock of stationery, phasing in the new name and would not therefore incur additional stationery costs.

7. LEGAL IMPLICATIONS / OTHER CONSIDERATIONS

- 7.1 The legal requirements with respect to undertaking such a consultation have been carefully considered.

8. RISKS AND HOW THEY WILL BE MITIGATED

- 8.1 There is the likelihood that the proposal will generate some negative media coverage. This will be mitigated through study of previous such coverage and preparing in advance counter-responses and ensuring that the Council communicates a consistent positive case for the change.
- 8.2 Similarly the Council may be accused of wasting taxpayers' money at a financially challenging time. This will be mitigated by emphasising the minimal cost to be incurred and highlighting the intention of covering signage costs from sponsorship. The positive outcomes for Staines and the borough as a whole, as set out at paragraph 5 above will also need to be stressed. To anticipate freedom of information requests etc the Council will commit to publishing and making transparent the total net costs it incurs arising from the name change.

9. TIMETABLE FOR IMPLEMENTATION

- 9.1 Consultation 1 to 31 October
 - 13 December Cabinet to consider name change
 - 15 December Council to vote on name change
 - 20 May 2012 formal launch

Report Author: Terry Collier Assistant Chief Executive, 01784 446296

Background Papers: There are none

YouGov Survey Results

Sample Size: 2080

Fieldwork:

Spelthorne Borough Council

Total	Gender		Age					Social Grade		Region						
	Base	Male	Female	18 to 24	25 to 34	35 to 44	45 to 54	55+	ABC1	C2DE	North	Midlands	East	London	South	Wales

Staines is a town in the county of Surrey... Before taking this survey had you heard of the town of Staines?

Unweighted Base	2080	994	1086	158	441	349	390	742	1186	894	526	316	192	284	456	110	196
All GB Adults	2080	998	1082	250	395	330	377	728	1144	936	512	341	200	266	476	104	181
Yes, I had	85%	89%	81%	68%	85%	87%	86%	89%	88%	81%	78%	83%	93%	93%	91%	81%	74%
No, I hadn't	13%	9%	16%	25%	12%	11%	12%	10%	10%	16%	19%	14%	5%	5%	8%	17%	24%
Don't know	2%	2%	2%	7%	3%	1%	2%	1%	2%	2%	3%	3%	1%	2%	2%	3%	1%

To what extent do you agree or disagree with each of the following statements? (Please tick one option on each row)

Staines is/ would be a nice place to live

Unweighted Base	1791	900	891	108	373	306	341	663	1054	737	411	272	179	267	422	93	147
All GB Adults who have heard of Staines	1770	892	878	169	337	288	326	650	1009	761	400	285	186	249	432	84	135
Strongly agree	1%	1%	1%	1%	1%	1%	1%	1%	0%	2%	1%	1%	-	1%	1%	-	-
Agree	6%	6%	6%	8%	5%	4%	7%	6%	6%	6%	7%	4%	5%	6%	7%	6%	4%
Neither agree nor disagree	31%	32%	30%	20%	26%	30%	36%	34%	31%	31%	29%	31%	31%	34%	31%	32%	28%
Disagree	14%	16%	12%	12%	24%	14%	10%	11%	15%	13%	7%	9%	15%	24%	18%	13%	9%
Strongly disagree	7%	8%	6%	13%	9%	9%	4%	5%	7%	7%	3%	9%	4%	8%	10%	1%	7%
Don't know	42%	37%	46%	46%	36%	41%	43%	43%	42%	42%	52%	46%	44%	27%	33%	47%	52%

Staines is/ would be a nice place to visit

Unweighted Base	1791	900	891	108	373	306	341	663	1054	737	411	272	179	267	422	93	147
All GB Adults who have heard of Staines	1770	892	878	169	337	288	326	650	1009	761	400	285	186	249	432	84	135
Strongly agree	1%	1%	1%	0%	1%	1%	1%	1%	0%	2%	1%	1%	-	1%	1%	-	-
Agree	8%	8%	7%	10%	4%	7%	7%	10%	6%	10%	9%	5%	4%	8%	10%	9%	4%
Neither agree nor disagree	30%	32%	28%	18%	26%	26%	35%	35%	31%	30%	29%	29%	33%	31%	32%	28%	27%
Disagree	15%	17%	14%	18%	25%	16%	12%	11%	17%	14%	9%	11%	16%	29%	18%	14%	12%
Strongly disagree	7%	8%	5%	13%	8%	10%	4%	3%	7%	6%	4%	8%	4%	7%	9%	1%	8%
Don't know	39%	35%	44%	42%	35%	40%	41%	40%	39%	39%	48%	45%	42%	25%	30%	48%	49%

As you may already know Staines is on the banks of the River Thames... If Staines was re-named "Staines upon Thames" would this improve or worsen your opinion of Staines, or would it make no difference?

Unweighted Base	1791	900	891	108	373	306	341	663	1054	737	411	272	179	267	422	93	147
All GB Adults who have heard of Staines	1770	892	878	169	337	288	326	650	1009	761	400	285	186	249	432	84	135
Improve a lot	4%	4%	5%	3%	3%	4%	4%	6%	4%	5%	4%	5%	4%	5%	4%	8%	3%
Improve a little	21%	20%	23%	21%	25%	17%	26%	18%	22%	21%	22%	25%	23%	20%	18%	27%	16%
Make no difference	61%	62%	60%	48%	56%	65%	58%	67%	62%	60%	62%	59%	60%	62%	63%	48%	68%
Worsen a little	4%	4%	5%	8%	4%	6%	4%	3%	4%	4%	4%	3%	3%	7%	4%	4%	4%
Worsen a lot	4%	4%	3%	14%	4%	3%	2%	2%	4%	3%	4%	2%	3%	4%	4%	3%	5%
Don't know	5%	6%	5%	5%	8%	5%	6%	5%	5%	6%	4%	6%	7%	3%	7%	9%	4%

YouGov Survey Results

Sample Size: 2080

Fieldwork:

Spelthorne Borough Council

Total	Working Status							Marital Status					
	Base	Working full time	Working part time	ALL WORKERS (NET)	Full time student	Retired	Unemployed	Not working/ Other	Married/ Civil Partnership	Living as married	Separated/ Divorced	Widowed	Never Married

Staines is a town in the county of Surrey... Before taking this survey had you heard of the town of Staines?

Unweighted Base	2080	1333	185	1518	44	381	43	94	1095	262	182	52	483	6
All GB Adults	2080	1331	192	1523	50	370	48	89	1054	259	178	52	532	5
Yes, I had	85%	85%	85%	85%	75%	89%	75%	76%	85%	86%	91%	91%	82%	78%
No, I hadn't	13%	13%	14%	13%	25%	10%	20%	15%	13%	12%	8%	9%	16%	22%
Don't know	2%	2%	1%	2%	-	1%	4%	9%	2%	3%	1%	-	3%	-

To what extent do you agree or disagree with each of the following statements? (Please tick one option on each row)

Staines is/ would be a nice place to live

Unweighted Base	1791	1149	159	1308	32	341	34	76	950	225	164	47	400	5
All GB Adults who have heard of Staines	1770	1135	163	1299	37	330	36	68	901	222	162	48	434	4
Strongly agree	1%	1%	-	1%	3%	0%	-	1%	1%	0%	-	-	1%	-
Agree	6%	5%	7%	5%	22%	7%	8%	5%	5%	2%	6%	19%	9%	-
Neither agree nor disagree	31%	32%	24%	31%	26%	31%	20%	36%	32%	32%	31%	36%	27%	44%
Disagree	14%	14%	15%	15%	10%	10%	17%	20%	13%	18%	13%	4%	16%	36%
Strongly disagree	7%	7%	11%	8%	4%	4%	4%	3%	6%	7%	8%	1%	9%	-
Don't know	42%	40%	44%	40%	36%	48%	51%	35%	43%	40%	41%	40%	39%	21%

Staines is/ would be a nice place to visit

Unweighted Base	1791	1149	159	1308	32	341	34	76	950	225	164	47	400	5
All GB Adults who have heard of Staines	1770	1135	163	1299	37	330	36	68	901	222	162	48	434	4
Strongly agree	1%	1%	0%	1%	3%	1%	-	1%	1%	-	1%	-	0%	-
Agree	8%	6%	7%	7%	24%	10%	8%	9%	7%	4%	10%	21%	9%	41%
Neither agree nor disagree	30%	31%	25%	30%	23%	31%	25%	34%	32%	30%	32%	34%	26%	59%
Disagree	15%	17%	16%	17%	7%	9%	14%	16%	14%	20%	11%	2%	19%	-
Strongly disagree	7%	7%	11%	8%	7%	3%	4%	4%	5%	8%	8%	1%	9%	-
Don't know	39%	37%	40%	38%	36%	46%	49%	36%	41%	39%	39%	42%	38%	-

As you may already know Staines is on the banks of the River Thames... If Staines was re-named "Staines upon Thames" would this improve or worsen your opinion of Staines, or would it make no difference?

Unweighted Base	1791	1149	159	1308	32	341	34	76	950	225	164	47	400	5
All GB Adults who have heard of Staines	1770	1135	163	1299	37	330	36	68	901	222	162	48	434	4
Improve a lot	4%	4%	3%	4%	5%	7%	10%	5%	5%	4%	4%	5%	3%	-
Improve a little	21%	22%	16%	21%	23%	20%	14%	23%	22%	26%	16%	19%	20%	24%
Make no difference	61%	60%	63%	61%	43%	65%	59%	61%	62%	52%	70%	72%	59%	60%
Worsen a little	4%	5%	5%	5%	-	2%	2%	3%	4%	9%	4%	-	3%	-
Worsen a lot	4%	3%	5%	4%	18%	1%	7%	3%	2%	3%	1%	5%	9%	-
Don't know	5%	5%	6%	6%	11%	4%	9%	5%	5%	6%	5%	-	7%	16%

YouGov Survey Results

Sample Size: 2080

Fieldwork:

Spelthorne Borough Council

Total	Children in Household					
Base	0	1	2	3+	ALL WITH CHILDREN IN HOUSEHOLD (NET)	Refused

Staines is a town in the county of Surrey... Before taking this survey had you heard of the town of Staines?

Unweighted Base	2080	1515	285	194	59	538	27
All GB Adults	2080	1499	299	194	61	554	27
Yes, I had	85%	87%	80%	81%	70%	79%	68%
No, I hadn't	13%	11%	17%	16%	19%	17%	16%
Don't know	2%	1%	3%	2%	11%	4%	16%

To what extent do you agree or disagree with each of the following statements? (Please tick one option on each row)

Staines is/ would be a nice place to live

Unweighted Base	1791	1332	232	162	44	438	21
All GB Adults who have heard of Staines	1770	1312	240	158	42	440	18
Strongly agree	1%	0%	2%	3%	-	2%	5%
Agree	6%	6%	5%	5%	4%	5%	3%
Neither agree nor disagree	31%	31%	33%	26%	47%	32%	18%
Disagree	14%	14%	16%	16%	10%	15%	7%
Strongly disagree	7%	7%	6%	7%	11%	7%	10%
Don't know	42%	42%	39%	43%	28%	39%	57%

Staines is/ would be a nice place to visit

Unweighted Base	1791	1332	232	162	44	438	21
All GB Adults who have heard of Staines	1770	1312	240	158	42	440	18
Strongly agree	1%	1%	1%	3%	-	1%	5%
Agree	8%	8%	4%	7%	7%	5%	13%
Neither agree nor disagree	30%	30%	34%	25%	37%	31%	19%
Disagree	15%	15%	19%	18%	14%	18%	2%
Strongly disagree	7%	6%	6%	7%	13%	7%	10%
Don't know	39%	40%	37%	40%	28%	37%	52%

As you may already know Staines is on the banks of the River Thames... If Staines was re-named "Staines upon Thames" would this improve or worsen your opinion of Staines, or would it make no difference?

Unweighted Base	1791	1332	232	162	44	438	21
All GB Adults who have heard of Staines	1770	1312	240	158	42	440	18
Improve a lot	4%	4%	5%	5%	1%	4%	9%
Improve a little	21%	21%	22%	25%	15%	22%	31%
Make no difference	61%	62%	60%	61%	59%	60%	45%
Worsen a little	4%	4%	5%	4%	5%	5%	8%
Worsen a lot	4%	4%	3%	3%	2%	3%	-
Don't know	5%	5%	5%	2%	18%	5%	7%

YouGov Survey Results

Sample Size: 2080

Fieldwork:

Spelthorne Borough Council

Total	Government Region						
	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London

Staines is a town in the county of Surrey... Before taking this survey had you heard of the town of Staines?

	Total	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London
Unweighted Base	2080	84	228	214	146	170	192	284
All GB Adults	2080	85	221	206	158	183	200	266
Yes, I had	85%	79%	81%	75%	84%	83%	93%	93%
No, I hadn't	13%	20%	17%	21%	13%	14%	5%	5%
Don't know	2%	2%	2%	4%	3%	3%	1%	2%

To what extent do you agree or disagree with each of the following statements? (Please tick one option on each row)

Staines is/ would be a nice place to live

	Total	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London
Unweighted Base	1791	63	185	163	127	145	179	267
All GB Adults who have heard of Staines	1770	67	179	154	132	152	186	249
Strongly agree	1%	1%	2%	1%	1%	1%	-	1%
Agree	6%	8%	9%	3%	6%	2%	5%	6%
Neither agree nor disagree	31%	28%	31%	29%	30%	31%	31%	34%
Disagree	14%	3%	10%	6%	8%	10%	15%	24%
Strongly disagree	7%	3%	5%	2%	11%	8%	4%	8%
Don't know	42%	57%	44%	59%	44%	48%	44%	27%

Staines is/ would be a nice place to visit

	Total	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London
Unweighted Base	1791	63	185	163	127	145	179	267
All GB Adults who have heard of Staines	1770	67	179	154	132	152	186	249
Strongly agree	1%	-	2%	1%	1%	1%	-	1%
Agree	8%	11%	9%	9%	7%	4%	4%	8%
Neither agree nor disagree	30%	25%	33%	24%	30%	28%	33%	31%
Disagree	15%	3%	10%	9%	11%	12%	16%	29%
Strongly disagree	7%	5%	5%	3%	11%	6%	4%	7%
Don't know	39%	57%	41%	53%	40%	49%	42%	25%

As you may already know Staines is on the banks of the River Thames... If Staines was re-named "Staines upon Thames" would this improve or worsen your opinion of Staines, or would it make no difference?

	Total	North East	North West	Yorkshire and the Humber	East Midlands	West Midlands	East of England	London
Unweighted Base	1791	63	185	163	127	145	179	267
All GB Adults who have heard of Staines	1770	67	179	154	132	152	186	249
Improve a lot	4%	4%	5%	4%	5%	5%	4%	5%
Improve a little	21%	17%	18%	28%	23%	27%	23%	20%
Make no difference	61%	71%	61%	59%	63%	55%	60%	62%
Worsen a little	4%	2%	4%	5%	2%	4%	3%	7%
Worsen a lot	4%	2%	7%	1%	-	3%	3%	4%
Don't know	5%	4%	5%	3%	6%	5%	7%	3%

YouGov Survey Results

Sample Size: 2080

Fieldwork:

Spelthorne Borough Council

Total	Government Region			
Base	South East	South West	Wales	Scotland

Staines is a town in the county of Surrey... Before taking this survey had you heard of the town of Staines?

Unweighted Base	2080	278	178	110	196
All GB Adults	2080	292	184	104	181
Yes, I had	85%	92%	89%	81%	74%
No, I hadn't	13%	6%	10%	17%	24%
Don't know	2%	2%	0%	3%	1%

To what extent do you agree or disagree with each of the following statements? (Please tick one option on each row)

Staines is/ would be a nice place to live

Unweighted Base	1791	261	161	93	147
All GB Adults who have heard of Staines	1770	268	164	84	135
Strongly agree	1%	1%	1%	-	-
Agree	6%	8%	4%	6%	4%
Neither agree nor disagree	31%	31%	31%	32%	28%
Disagree	14%	21%	13%	13%	9%
Strongly disagree	7%	9%	12%	1%	7%
Don't know	42%	28%	40%	47%	52%

Staines is/ would be a nice place to visit

Unweighted Base	1791	261	161	93	147
All GB Adults who have heard of Staines	1770	268	164	84	135
Strongly agree	1%	1%	1%	-	-
Agree	8%	12%	6%	9%	4%
Neither agree nor disagree	30%	34%	30%	28%	27%
Disagree	15%	21%	14%	14%	12%
Strongly disagree	7%	8%	10%	1%	8%
Don't know	39%	25%	39%	48%	49%

As you may already know Staines is on the banks of the River Thames... If Staines was re-named "Staines upon Thames" would this improve or worsen your opinion of Staines, or would it make no difference?

Unweighted Base	1791	261	161	93	147
All GB Adults who have heard of Staines	1770	268	164	84	135
Improve a lot	4%	4%	5%	8%	3%
Improve a little	21%	20%	15%	27%	16%
Make no difference	61%	61%	66%	48%	68%
Worsen a little	4%	5%	4%	4%	4%
Worsen a lot	4%	4%	3%	3%	5%
Don't know	5%	6%	7%	9%	4%

Dear Cllr Davis,

I have examined the Zoopla analysis of the riverside markets versus the non-riverside residential markets and would comment as follows:-

* Staines has generally shown, in the 25 years I have worked here, a 15% to 20% increase in property values from non-riverside to riverside. A comparable two bedroom flat in central Staines will sell for approx £200,000/£220,000, whereas a two bedroom riverside flat will sell for approx £250,000/£270,000.

* Staines has generally shown a 20% to 25% increase in freehold property from non-riverside to riverside i.e a six bedroom detached house at £750,000 non-riverside will sell for approx £930,000/£950,000.

* There is a difference in postal code area i.e Berkshire postcodes will generally generate higher priced properties than Middlesex postcodes, therefore Windsor and Datchet will be higher priced than Staines and Wraysbury.

The prices of all Riverside properties is, to some degree, affected by the flood potential particularly in line with the flooding experienced in 2003. To this end, we always advise potential clients to be mindful that some offers will reflect the flood results on the Environment Agency flood map.

My concern is that many agents don't mention the lower level of the Staines bank of Chertsey Lane, which is about 1.5m lower than the opposite bank of the river (known mainly as Thameside, Staines). This also affects Chertsey itself to a greater extent which was subject to even greater flooding than Staines in November 2003 and during heavy rain some parts of Chertsey are still a much higher risk than Staines.

It is very unusual for a town with as many amenities as Staines (Waterloo Station 28 minutes and two comprehensive shopping centres) to have lower values to such an extent pro-rata than a nearby village i.e Wraysbury or Shepperton. However, with better promotion and branding of the town, I feel there could be an uplift in relative values across all property types within the Staines market.

The Staines market is very buoyant currently, with sales for 2011 exceeding those of 2010, which indicates any investment in changing the town's name to 'Staines Upon Thames' will bolster an already flourishing market by raising the profile of the town across the board.

Kind Regards,

Michael Nevin

**Appendix Three –
Media Coverage**

The Telegraph

Staines names Ali G as its ambassador

By Thair Shaikh

12:01AM GMT 31 Mar 2002

IT could help to make Staines "massive". The Surrey town, which has hitherto rarely troubled international tour operators, is to market itself as a travel hotspot by highlighting the haunts of its most famous son - Ali G, the spoof rapper.

The local council is to produce brochures highlighting Staines' significance as the birthplace and continued residence of the comic character, who was educated locally and claims membership of the "West Staines Massive" street gang.

Officials at Spelthorne borough council say their decision to include Ali G in their "tourism strategy" follows the arrival of tourists trying to locate "landmarks" such as the Crooked Billet Roundabout and the KFC fast-food outlet featured in the film, Ali G Indahouse.

The £5 million film is the latest chapter in the rise of Ali G, a young white teenager who really wants to be a streetwise black gangster.

Sacha Baron Cohen, 30, first introduced the character in a regular five-minute slot on the satirical Channel 4 series The 11 O'Clock Show in 1998: Ali G went on to fool politicians and senior industry figures in interviews by convincing them that he was working for the youth section of Channel 4 and soon became a cult figure, helped by his improbable Staines background.

Little swot who grew into Ali G

Ali G poster banned

Exit Ali G, it's Staines upon Thames, innit?

His sketches frequently refer to his upbringing, education, friends and favourite places in the town. He often talks about life with his "Nan" on the Elmsleigh Estate and the Matthew Arnold School where he met his girlfriend, to whom he refers as "me Julie".

There are also references to his favourite food - fried chicken at the KFC fast-food outlet, where Ali G spends much of his time. He describes it as "Col Sanders's affordable bistro specialising in chicken dishes".

Hamburgers and french fries from the Burger King chain also form a large part of his diet, as do fizzy drinks. Asked what it took to join his West Staines Massive - which he once compared to the machine-gun-toting street gangs of Los Angeles - he said: "Have you ever drank six cans of Coke in one hour or nicked a Milky Way from Mr Dinash's shop?"

The new film also features numerous roundabouts, including the Crooked Billet Roundabout. Baron Cohen has used the same name for a club featured in the film where he works as a DJ to supplement his social security payments.

A council spokesman said: "Ali G has been a huge success and the council helped him film in Staines last year.

"They were here for about a week and we installed an old-fashioned playground roundabout in a park (temporary) and changed the phasing of the traffic lights in the High Street (again temporarily). I think it is right to use him in future tourism brochures - he is something we can use very positively and he has increased the awareness of the town a lot."

Staines is an old Roman town of 20,300 people to the West of London, a few miles from Heathrow Airport and six miles south-east of Windsor. Half an hour on the train from London Waterloo, it is just inside the M25 near junction 13.

Its proximity to London and the airport has made Staines part of the Surrey commuter belt, and the resultant mini-boom has seen £250 million invested in the area in the past five years. Some riverside flats under construction have been sold for £500,000.

The town has a Conservative MP in David Wilshire, who held Spelthorne with a majority of 3,262 at the last election, and 27 of the 40 councillors are Tories.

Mr Wilshire, who once said that he would have to run down Staines High Street naked to get the town into a newspaper, is behind the scheme.

Despite the town's increasing affluence, Michael Taylor, the council's chief executive, said Staines still suffers from misplaced perceptions. "We do have an image problem and want to change it."

Some residents of Staines can understand, however, why it is the butt of Baron Cohen's humour. Rob Evan, 19, a student, said: "There's nothing special here really. I can't see why anyone would want to come here."

Baron Cohen was unavailable to comment on the council's proposals, although his spokesman said: "As far as I know, he does not know anything about Staines using Ali G in their tourist brochures."



Ali G's Staines Slates Aussie Advert

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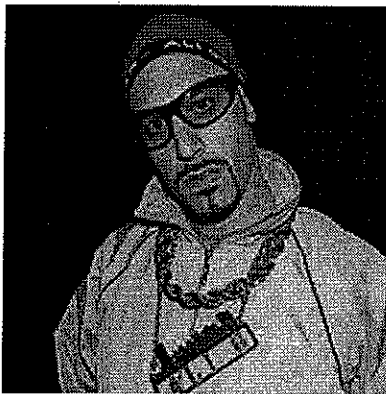
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0

9:47pm UK, Monday February 04, 2008

The home town of spoof rapper Ali G has hit back after it was mocked in an Australian ad campaign.



Ali G aka Sacha Baron Cohen

Staines has become the target for council bosses in Adelaide hoping to persuade Britons to emigrate to the city.

They commissioned posters with headlines including: "Screw Working in Staines", "Sod London House Prices", "Stuff London Traffic" and "Bugger it, I'm off to Adelaide".

Adelaide, by contrast, offers "fine weather, fine wine, fine houses, fine jobs, fine beaches and fine universities", the adverts say.

The Middlesex town's major attractions are nearby Thorpe Park and Elmsleigh shopping centre and the people of Staines have not taken the criticism lying down.

Spelthorne borough council, which has its HQ in the town made famous by Sacha Baron Cohen's character Ali G, has gone on the offensive.

Mayor Andrew Hirst said Staines was "an attractive riverside town with a lot more going for it than weak beer".

And a council spokeswoman said: "There are a lot of plusses about Staines. It's got a lot of new developments down by the river.

"It's got great transport links to London, and there is nearly full employment. I certainly wouldn't wish to be derogatory about Adelaide."

But she admitted: "It has got the weather going for it."

Bill Muirhead from the advertising company behind the campaign, said: "It might appear we are being rude, but a lot of things in Britain aren't good.

"We went for Staines because it sounds nasty."

5 BREAKFAST

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Page last updated at 15:52 GMT, Thursday, 8 January 2009

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Ali G's 'town' is Mauritius twin

A London suburb lampooned by comic character Ali G is to be twinned with the tropical island of Mauritius.

Spelthorne Borough Council in west London, whose mayor is originally from the Indian Ocean island, has approved the proposal.

However, council critics say the move could prove to be a "waste of money" and "valuable" council time.

Comedian Sacha Baron Cohen used Staines, which is in Spelthorne, as the home of Ali G.

Spelthorne - and the "Staines Ghetto" of the popular television series - is more than 6,000 miles (9,656km) away from the island and is already twinned with Melun, in northern France.

'Not affordable'

Laurie Burrell, a Conservative county councillor, labelled the move "a complete waste of money".

"My thoughts are how is this going to be funded?," he said.

"We keep cutting the budget for Melun and saying we can't afford it, yet now we are looking at another twin."

But Spelthorne Mayor Simon Bhadye, who was born in Mauritius but has lived in Britain for more than 40 years, said the small island does have ideas to share with the borough.

"None of the supermarkets in Mauritius give out plastic bags," he said. "They have been doing that since 2000."

The idea came from the island's high commissioner and Mr Bhadye said there would be no financial cost to Spelthorne.

"The only cost will be in officers' time dealing with the paperwork," Mr Bhadye said.



Sacha Baron Cohen's Ali G was set in the 'Staines Ghetto', far from Mauritius



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Fury as gloomy Staines spends taxpayer's cash on twinning itself with sunny Mauritius

By [Daily Mail Reporter](#)

Last updated at 9:24 AM on 8th January 2009

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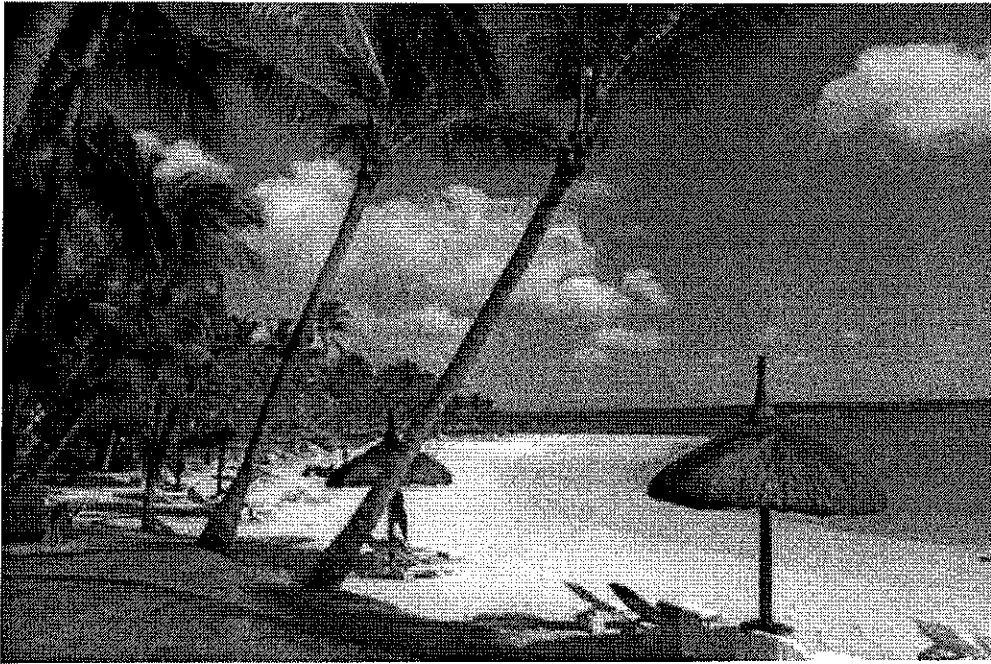
A Tory council has come under fire for spending taxpayers' cash twinning itself with a town in Mauritius... the mayor's home country.

Conservatives have linked Staines-based Spelthorne Council with a local authority more than 6,000 miles away in the Indian Ocean to pass on tips about rubbish collections - but rival councillors and locals have been left baffled.

Spelthorne also claims the formal link-up with the paradise island's Grand Port Savanne District Council could boost the economy.



Concrete jungle: Staines High Street



Paradise isle: The white sand beaches and crystal waters of Mauritius

But the move will be paid for from the council's £2,000 twinning budget and take up costly staff's time.

The plans were forged after Spelthorne's Mauritius-born mayor Simon Bhadye returned to his homeland on holiday last year and met members of Grand Port Savanne's authority, who then contacted the Mauritian High Commission to explore the link.

The exotic twin town boasts a number of sandy beaches and is regarded as one of the world's most desirable holiday spots - in contrast to the run-of-the-mill Staines, where Spelthorne has its HQ.

Staines' claims to fame include its proximity to Heathrow airport and its reputation as the 'home' of Sacha Baron Cohen's character Ali G.



Son of Staines: Sacha Baron Cohen's character Ali G

The twinning plans were given the green light by Spelthorne's executive committee shortly before Christmas after being listed as 'urgent' on council papers.

A report into the move states: 'Spelthorne is already twinned with Melun, France and has developed a wide range of links, civic and community based.

'A new link with a town in Mauritius could build up on, and develop, our experience to the benefit of both communities.'

It says the link will help 'to exchange knowledge, information and ideas around democracy, economic development and waste management.'

But the report adds: 'There will clearly be the need for substantial staff time to be spent to progress this new twinning link.'

Stunned Liberal Democrat councillor Ian Beardsmore said yesterday: 'The residents are being hammered by the credit crunch and the council's planning regime is struggling but the only "urgent" item on the agenda concerns forging a link with Mauritius.'

Fellow councillor Tony Crabb added: 'My reaction is one of surprise. I need to see some evidence as to what benefits Spelthorne residents are going to gain from this link-up.'

Cab driver Neil Elmes, 41, said: 'In the current economic climate this seems like a bad joke.

'If a penny of our council tax is spent on this it will be too much.'

Supermarket worker Tracey Evans, 49, added: 'I can't believe there are no council services which could not use whatever money is being spent on this.

'What business has the council got talking about bins with people in Mauritius?'

Council leader John Packham defending the move, insisting: 'It's right and proper we can learn from other countries just as much as they can learn from us.

'There was no hidden agenda about adding this as an urgent item. It was just an opportunity to get the report accepted.'

He said the link would be funded from the council's existing twinning budget and any council employee wishing to visit the isle would have to finance the trip themselves.

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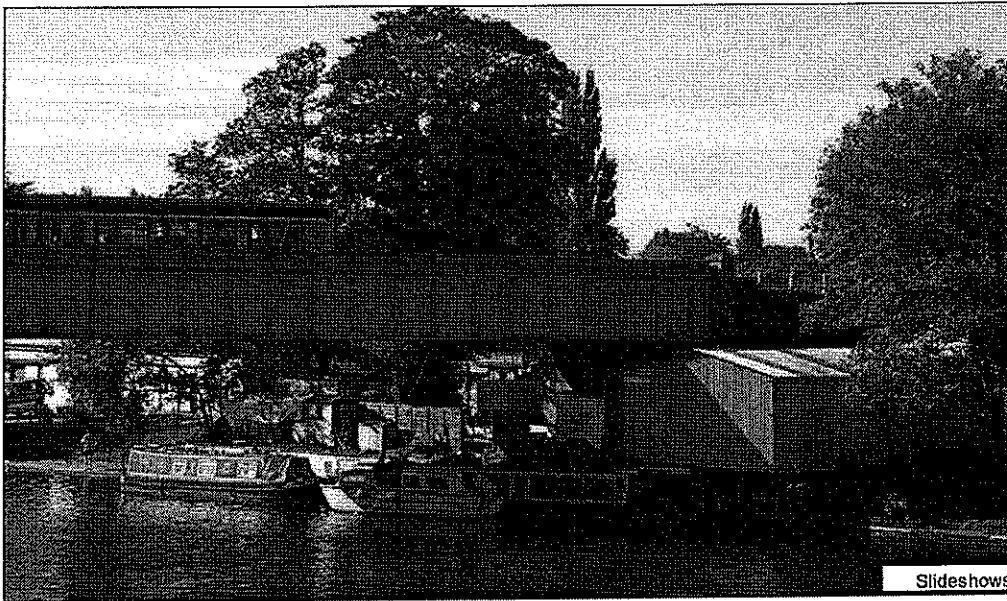
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Staines... just like paradise



Slideshows

Get away ... the Surrey town has, er ... a pedestrianised shopping area

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PARADISE Isle Mauritius has been twinned with STAINES - the drab commuter town made famous by Ali G.

The unlikely partnership was yesterday defended by mayor Simon Bhadye, who said the town could offer more than run-down shops.

Mauritius-born Simon said islanders, who lap up 2,800 sunshine hours a year, were keen to learn about WASTE MANAGEMENT in Staines.

He said: "There are a lot of ideas that we can exchange.

Lino

"None of the supermarkets in Mauritius have given out plastic bags since 2000. We are just getting into it and they are meant to be Third World."

Staines - made famous by comic Sacha Baron Cohen's wannabe gangsta - is the main town in the Surrey borough of

Spelthorne.

its previous claim to fame was being the world's biggest lino producer - until the '60s.

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TO celebrate the historic twinning, we're giving away a luxury hol...in Staines.

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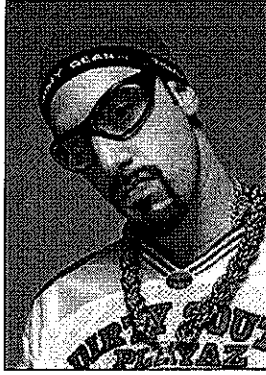
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Allight ... All G

But its new link with Grand Port Savanne has raised worries about extra cost.

Spelthorne already spends £2,000 a year on twinning with Meclun, France.

Tory Simon said: "The only cost will be in officers' time on paperwork."

But Lib Dem Tony Crabb said: "I'm concerned they have other priorities."

It's Formula Won for England

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Dave-the-Dude

Just like ALL Twinings, its just an excuse for council officers to have a free holiday and charge it to the few taxpayers still left in Dis-United Kingdom.

3 Years Ago



disillusioned22

It's going to be very interesting to see, as time goes by, how many Fact-finding trips the Councillors of Staines will have to make, in their quest to what's "best" for their ratepayers.

3 Years Ago



cornwallnick

The top picture looks like a view of Staines rowing club, and on the far side of the bridge my old school (not college) rowing club, but now it looks like the council tip! What a change from the mid seventies.

Staines - you have really have let things slip. There's no room for J.O.Carter to fall of his bike now!

3 Years Ago



ChaosVaughn

I have lived in Staines my whole life and I love it. I grew up near the Moor which is designated a site of specific Scientific Interest. It has a lot of historical importance and was the site of a neolithic causewayed enclosure and a Roman Settlement. The riverside has been vastly improved and much of the town has undergone work, including the shopping complex and cinema. Ok Staines isn't the best place in the world but it has some lovely buildings especially around Church Street and great people. And if we do want to go to visit our new twin there is the airport ten minutes away. Now that's what I call perfect.

3 Years Ago



ahanbiyuan

They should have twinned Staines with Canbodia.N.S.Miles

3 Years Ago

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Today's Discussion

News Discussion



On the Sunnier Side of Spelthorne

As those of us with experience of the "real world" are well aware, confidence self-belief, and morale are what see us through our darkest moments. Equally, there are certain absolute "don'ts" for troubled times generally, and recessions in particular. High on the list of "don'ts" is rubbishing the product – look what it did for Gerald Ratner! I was quietly putting the finishing touches to yet another, never-to-be-published editorial when my attention was drawn first to the Daily Telegraph, then to the Daily Mail, thence to radio stations various and other news media. All were loudly rubbishing Spelthorne, Staines in particular. Describing our fair, green and leafy Borough in terms I barely recognized. Staines High Street, for example, was dismissed as a concrete jungle, whilst the other media comment made Ali G's portrayals of the area seem positively understated.

It may not surprise you that within minutes I was deluged with irate phone calls, emails and texts from High Street businesses across the Borough demanding to know why the Borough was being misrepresented, who was responsible and what was I going to do about it?

The story arose ostensibly because Spelthorne had responded positively to an invitation from the Mauritian government to twin with Grand Port Savanne District Council. The Mauritians wished to mark Spelthorne's election of Mayor Simon Bhadye as well as executive member Cllr. Michele Bouquet, both of whom are from Mauritius. The cultural links were welcome, as was their offer to meet any incidental expenses. This meant, in real terms, it would cost less than our French twinning, which last year cost about £700. Not, you may think, a controversial or particularly disturbing state of affairs.

Certainly, you may think, not a good reason to put at jeopardy traders already under attack from adverse trading conditions of every conceivable kind.

The truth is, no one was responsible but some were very irresponsible. A number of councillors enthusiastically bombarded any media that would listen, rubbishing the Borough and concentrating exclusively on its least appealing aspects.

I was sucked in as the councillor responsible for economic development and found myself appearing over the course of a day or so, on several radio shows and speaking to numerous journalists. As one who once enjoyed a blissful riverboat holiday through Spelthorne, I was able to speak first-hand of the very real delights of the Borough and make nonsense of the negative imagery. On one station, however, I had the extraordinary experience of debating with Cllr. Beardsmore, who described his own ward, which covers Sunbury Common, in terms that made it sound like Britain's

Chernobyl. I wondered about all the small businesses in that ward, and whether it is ever appropriate, no matter what political point one is seeking to make, to run down the area one represents.

Here is the recording for anyone that wants to get a flavour of my general message.

It was suggested that twinning involves Councillors junketing, loitering on beaches, in Bermudas, whilst sipping iced cocktails served by garlanded maidens. No, we get

nothing, I mean absolutely nothing at all. My dream of deck chair overlooking the lagoon must remain just that. No garlanded maidens. The story was a total non-story, but it caused mischief and anxiety at a time when the market needs reassurance. Moreover, our local businesses need customers.

I am proud to effect nearly all my personal purchases locally and wherever possible, within my own ward. Our Borough and its Businesses are special, worthy of our pride, let's give them the support they need in 2009!

Best regards,

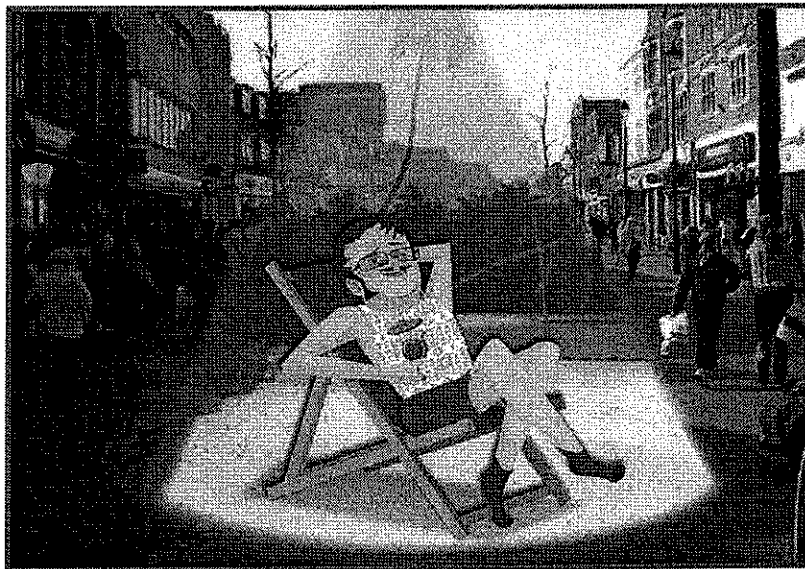


Colin Davis

Colin A. Davis

E-mag Editor and Portfolio Holder for Regeneration

e-mail: cllr.davis@spelthorne.gov.uk
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Aidan Radnedge - 1st November, 2010

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Staines could change name to avoid Ali G stigma

Is it because I is... called Staines? Ali G's much-mocked home town could be about to follow his advice and 'big up itself' by changing its name in an effort to change its image.

Related Tags:

[Sacha Baron Cohen](#)



Ali G: not massive in Staines (Pic: PA)

Business leaders are campaigning for a makeover in the M25 commuter-belt town, where Sacha Baron Cohen's comedy creation claimed to be part of the feared Staines Massive'.

They believe Ali G's West Side' base could win itself some extra 'respek' and tourist trade during the 2012 Olympics by adding the words on-' or upon-Thames'.

There are 15 miles of the river running through the borough and it is a world-iconic image,' said Alex Tribick, chairman of Spelthorne Business Forum, which proposed the plans.

But we found that it is woefully under- used in our borough. It seemed obvious to us that we should draw businesses and tourists to the area using the Thames not one person we spoke to said they wanted it to remain as Staines.'

The idea has been welcomed by some residents, who are fed up with the town's image.

It's about time Staines was recognised for more than Ali G's Staines Massive,' said resident 54-year-old Jacqui Thake.

The riverside walk is as idyllic as anywhere along the Thames it's about time its beauty was acknowledged.'

Spelthorne Borough Council has previously expressed pride in Ali G and included him in tourism brochures.

The area does have even more infamous associations. Missing suspected murderer Lord Lucan's family had their main ancestral home at nearby Laleham from 1803.

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Posted: 274 days ago

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Big up the on Thames massive..... it just doesnt work does it these people need to have some respect for the gangs

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I thought that local councils were supposed to be reducing expenditure, but surely a borough name change would involve thousands of new road signs, new council stationery etc all at great expense to the local council taxpayers. If the local business leaders want it, let them damn well pay for it - all of it

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maybe germany should change their name to avoid WWII stigma too. Or slough change its name to avoid dull and dreary stigma given it by ricky gervais' office. pathetic.

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Reader

Posted: 275 days ago

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You have GOT to be kidding?! Just because a place is called "on Thames" and the comedian that put Staines on the map is now considered an embarrassment by some, it doesn't make it better or change the way the town looks. I've already seen a sign that says "Laleham on Thames" - it's just WRONG! Sounds to me like an excuse just to put our council tax up!

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Alex Tribick, chairman of the Staines business forum, take your head from where the sun does not shine, and get a life. Surely you, the very dull Pippa (failed to be MP) Brown and the drunkard Colin Davis should not worry about such a pathetic, and if it went ahead, costly to all

the people that would have to have all their stationary/signage etc re-printed to accommodate your personal indulgence for snob value (sic)...

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Rock the week files



SURREY

1 November 2010 Last updated at 14:34

Ali G town Staines in name change proposal

Councillors in the Surrey town of Staines, which was lampooned by Sacha Baron Cohen's comic character Ali G, are considering changing its name.

Business leaders said changing the name to Staines-on-Thames would make the town more attractive to investors.

The council said the proposal was at an early stage and would be subject to public consultation.

The Staines Town Society said the suggestion was "pretentious nonsense" and "absurd".

Comedian Sacha Baron Cohen used the town, which is in Spelthorne, for the home of his spoof rapper Ali G.

'Pompous and snobby'

Comedian and actor Bobby Davro said he was very proud to be from Staines.

He added: "It's ridiculous. Staines has always been Staines town.

"I think it's just people being pompous and snobby."

Alex Tribick, who chairs the Spelthorne Business Forum, which made the proposal, said changing the name would boost investment.

He said: "A lot of businesses are moving from central and west London out to the Spelthorne and Staines area.

"Everything we can do, even if it's a small thing like changing the name, can only be good for encouraging that business and investment in the area.

Missing Plug-in

"The River Thames, as a beautiful landscape, can only encourage businesses to make that relocation for the benefit of its employees."

Colin Davis, Spelthorne Borough Council's cabinet member for economic development, said the town had a reputation it did not deserve.

He said: "The ancient and honourable name of Staines has been sullied by negligent reporting by the media on one hand and perhaps irresponsible humour on the part of others such as Ali G.

"Most people don't know where Staines is. Most people don't know it's on one of the most beautiful reaches of the River Thames."

But Anne Damerell, the secretary of the Staines Town Society said she thought the idea was "absurd" and "pretentious nonsense".

"I think if Ali G gets to hear about this, he'll have a real laugh at us doing something so silly," she said.

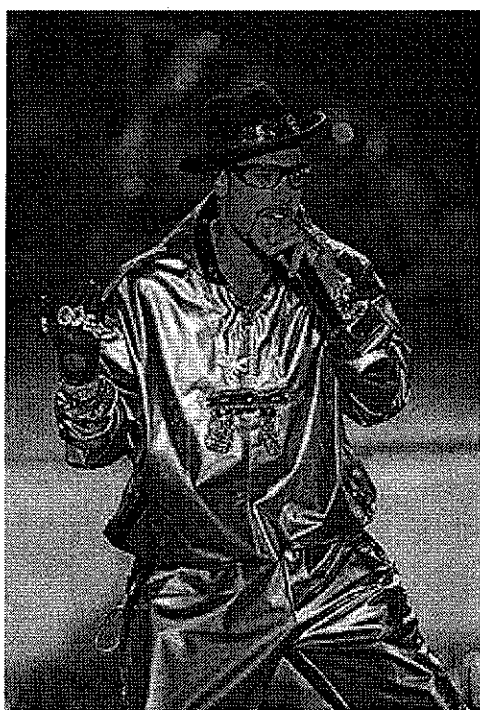
"Does Staines have such a bad reputation? We're just a normal place with a normal name, let's leave it at that."



Staines considers name change over Ali G link

By Mirror.co.uk

1/11/2010



A town is considering a change of name in a bid to shake off links with the comedy character Ali G, local councillors said today.

The Surrey town of Staines is pondering a change of identity to Staines-on-Thames in a bid to attract more business to the area.

The proposal has been put forward by Alex Tribick, chairman of the Spelthorne Business Forum which covers the area.

He said: "Everything we can do, even if it's a small thing like changing the name, can only be good for encouraging business and investment in the area.

"The River Thames, as a beautiful landscape, can only encourage businesses to make that relocation for the benefit of its employees."

However, Anne Damerell, secretary of the Staines Town Society, said she thought the idea was "absurd" and "pretentious nonsense".

"Towns have suffixes to distinguish them from other towns but there isn't any other Staines so why waste resources on something that is useless.

"I think if Ali G gets to hear about this attempt to gentrify Staines, he'll have a real laugh at us doing something so silly.

"Does Staines have such a bad reputation? We're just a normal place with a normal name, we do not need gentrifying, let's leave it at that."

Councillor Colin Davis, of Spelthorne Borough Council, said the town needed to shed its bad reputation which he blamed on the comedy character created by Sacha Baron Cohen.

He said: "The ancient and honourable name of Staines has been sullied by negligent reporting by the media on one hand and perhaps irresponsible humour on the part of others such as Ali G.

"Most people don't know where Staines is. Most people don't know it's on one of the most beautiful reaches of the River Thames."

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This stain on our character: Surrey town wants to ditch Ali G link and rename itself Staines-on-Thames

By [Luke Salkeld](#)

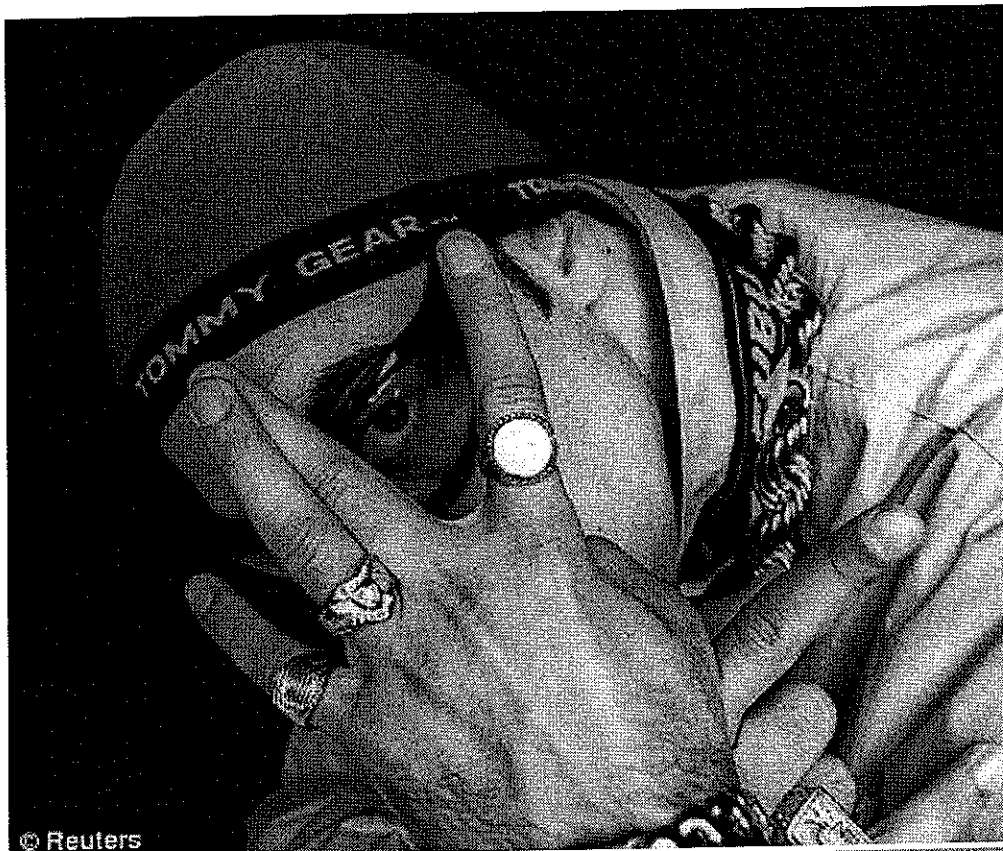
Last updated at 9:47 AM on 2nd November 2010

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Some towns are famous for their history, others for their architecture or lively nightlife.

Staines, however, is known and roundly mocked as the downmarket home of Ali G.

But residents believe they can restore their town's ancient and honourable reputation with a simple bit of rebranding as Staines-upon-Thames.



© Reuters

Respek: Ali G, Sacha Baron Cohen's comedy character, supposedly lived in Staines - but now locals would like to rename the town as they want to rid it of the association

Officials were last night voting on the name-change which many hope will finally rid them of an unwelcome association with the comedy character created by Sacha Baron Cohen.

Business leaders explained that the tracksuited rapper, whose catchphrases included 'keep it real', was a blemish on the commuter town's character.

Others, however, including comedian and former Staines resident Bobby Davro, welcomed the publicity brought by Baron Cohen and described the name-change as pompous.

In his often controversial sketches, Ali G regularly referred to his membership of the fictional West Staines Massiv gang.

Euan O'Hara, mayor of Spelthorne Council, which covers the area, said: 'I do not wish Staines to be associated with Ali G in any way. He didn't do the town any favours.'

The idea to change the name came from Alex Tribick, chairman of the Spelthorne Business Forum. Those behind the plan claim estate agents believe it would push up house prices.



© Alamy

Staines-on-Thames: The mayor of Spelthorne Borough Council, Euan O'Hara, added: 'I hope the name change will end any association with Ali G'

■ Staines is one of Britain's most ancient settlements. The Romans bridged the Thames there in 43AD.

■ In 1535, Catholic martyr Sir Thomas More was tried for treason at a pub in the town, to avoid plague-ravaged London. He was found guilty and executed.

■ Before he was imprisoned in the Tower of London, in 1603 Sir Walter Raleigh was put in front of

a court at Staines to be committed for trial for treason.

■ Christine Keeler, the call girl in the notorious Profumo Affair in the 1960s, was brought up in Wraysbury, beside Staines.

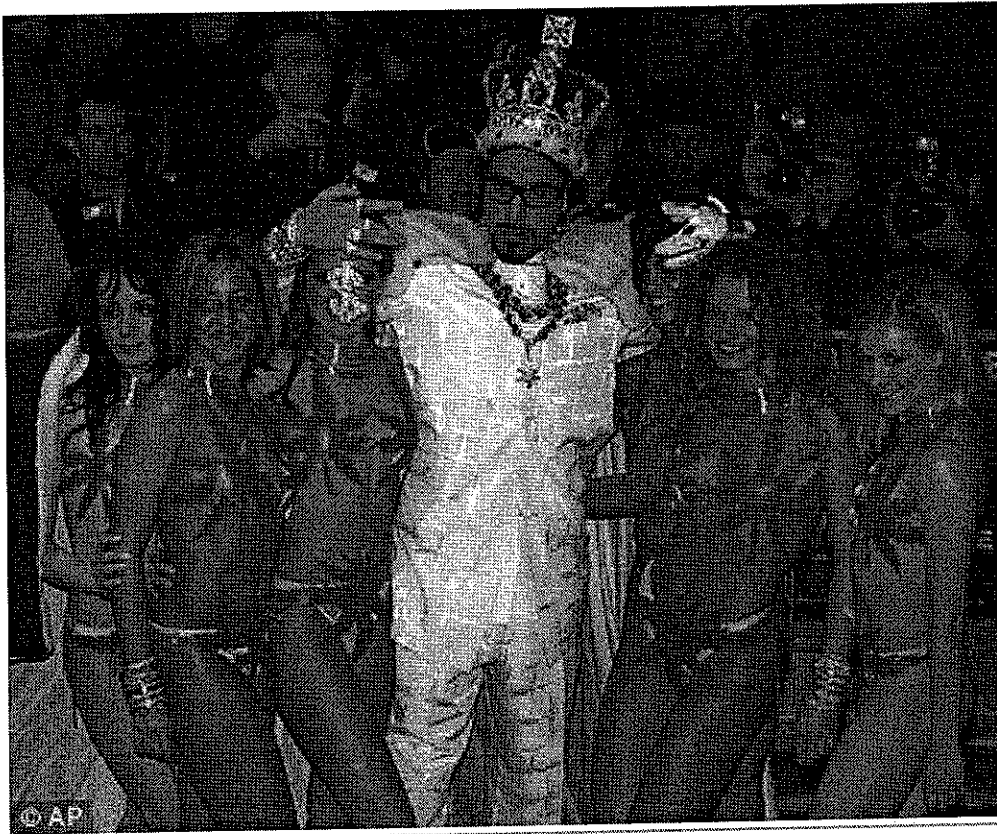
■ Before the area's Ali G fame, former MP David Wilshire once said he would have to run down Staines High Street naked to get the town into a newspaper.

He said: 'There are 15 miles of the river running through the borough and it is a world iconic image, but we found that it is woefully under-used in our borough. We will be in a very central location for the Olympics and are a transport hub with the train, Heathrow airport and road links.'

It seemed obvious that we should draw businesses and tourists to the area using the River Thames. Not one person we spoke to said they wanted it to remain as Staines.'

Spelthorne councillor Colin Davis said: 'The ancient and honourable name of Staines has been sullied.'

Most people don't know where Staines is. Most people don't know it's on one of the most beautiful reaches of the River Thames.'



Ali G in Da House? Baron Cohen's creation will be banished from the town of Staines - a decision will be made on the new name very soon

But impressionist Mr Davro, whose father still lives in the town, yesterday dismissed the move as pompous and snobby, adding: 'Ali G put Staines on the map. They should be jumping for joy.'

Anne Damerell, of the Staines Town Society, said the idea was 'pretentious nonsense'.

'We're just a normal place with a normal name, we do not need gentrifying. If Ali G gets to hear about this he'll have a real laugh at us doing something so silly.'

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And yes, Staines is indeed in Middlesex and NOT Surrey. I don't know one person that puts their address as "Staines, Surrey".

- Wayne, Upper Halliford, England, 02/11/2010 13:35

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Annette - do you really live in Staines because you've said you live in Surrey. Staines is in MIDDLESEX not Surrey. And this will NEVER happen. House prices in Staines are already way too high. However the alternatives are to live in Feltham where seemingly 12 year olds push prams about and you can buy drugs on the streets or Slough, where nobody speaks English and what English there are seem to have blood related parents. Just my 5 pence!

- Bob Bobbington, Staines, MIDDLESEX, 02/11/2010 13:07

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Surely it should become "Staines upon Thames, Colne and Wraysbury"? If the council are determined to point out it is on a river, why not include them all? A complete waste of money, and no doubt predicated by some of the nearby places suddenly deciding to add "upon Thames" to their names such as Sunbury and Laleham. Virtually the *only* place I know where these pompous suffixes are used is in estate agents' windows and by those people new to the area being fooled by said displays.

- Lucy Lastik, Down South upon Thames, 02/11/2010 12:34

Click to rate Rating 3

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Changing the name to Staines on Thames or upon Thames won't change anything, it will still be Staines... such a waste of money and time... But it shows who the local leaders are and what they are all about... 'behind the plan claim estate agents believe it would push up house prices' so basically they are only concerned that in the current climate their houses are losing value and want to drive the prices back up... it's about money for them... If Staines has such great heritage and a beautiful stretch of the Thames then maybe they should put the time and effort to advertise this and promote that instead... Like I've said the change of name won't do now!!! Big up the West Staines Massive!!

- Tom, Woking, UK, 02/11/2010 11:42

Click to rate Rating 10

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I know where Staines is, who is Ali G? Do not change the name Staines

- rob, chesham, 02/11/2010 11:39

Click to rate Rating 2

[Report abuse](#)

Firstly Annette (Surrey) you actually live in Middx i worked in Staines for years and the address was always Middx, secondly whilst working in Staines which is great or shopping one of my highlights was going to the pub at lunchtime to find all the staff dressed up as Ali G. Ali G also talks about the Langley massive (which is where I live) but i find this funny rather than offensive - he obviously doesn't know the area that well as he often mentions KFC in Langley which sadly there isn't !!

- LC, Slough, 02/11/2010 11:35

Click to rate Rating 6

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The Telegraph

Exit Ali G, it's Staines upon Thames, innit?

In the view of Ali G, its most important landmark was a branch of KFC. Town hall officials in Staines, however, would like to draw our attention to a more desirable local attraction.



Staines is considering a change of name in a bid to shake off links with the comedy character Ali G (inset) Photo: PA

By [Anita Singh](#), Showbusiness Editor



7:00AM GMT 02 Nov 2010

In an attempt to repair the damage done to the Surrey commuter town's reputation by the spoof rapper, they have proposed renaming it Staines-upon-Thames.

Local business leaders hope the suffix will attract tourists and encourage investment in the area, reminding people that there is more to the town than the Sacha Baron Cohen comedy character who ran with "Da West Staines Massive" and referred to the area as "da ghetto".

Alex Tribick, chairman of the Spelthorne Business Forum, said: "There are 15 miles of the river running through the borough and it is a world iconic image, but we found that it is woefully underused in our borough.

"We will be in a very central location for the Olympics and are a transport hub with the train, airport and road links. It seemed very obvious to us that we should draw businesses and tourists to the area using the River Thames. Not one person we spoke to wanted it to remain Staines."

The campaign has the enthusiastic backing of Euan O'Hara, the mayor of Spelthorne borough council, which incorporates Staines. "I hope the name change will end any association with Ali G. He didn't do the town any favours," he said. "It was a very distasteful programme and only showed people fornicating and made out Staines was a tribal area. It's not what Staines deserves."

Ali G is the face of Staines

Ali G poster banned

Ali G 'absurd' rules judge

Councillor Colin Davis added: "The ancient and honourable name of Staines has been sullied by negligent reporting by the media on one hand and perhaps irresponsible humour on the part of other such as Ali G. Most people don't know where Staines is. Most people don't know it's on one of the most beautiful reaches of the River Thames."

Estate agents predict a rise in property prices if the name change is approved by the council, giving it the cachet of nearby Sunbury-on-Thames.

Some locals approve. Jacqui Thake, 45, said: "It's about time Staines was recognised for more than Ali G. The riverside walk is as idyllic as anywhere along the Thames. It's about time its beauty was acknowledged."

However, Anne Damerell, the secretary of the Staines Town Society, described the proposal as "pretentious nonsense". "Towns have suffixes to distinguish them from other towns but there isn't another Staines so why waste resources on something that is useless?" she said. "I think if Ali G gets to hear about this attempt to gentrify Staines, he'll have a real laugh at us doing something so silly."

"Does Staines have such a bad reputation? We're just a normal place with a normal name. We do not need gentrifying."

Ali G began life on Channel 4 in 1998 and went global in 2002 with the release of the film, Ali G Indahouse. At that time, the council was keen to cash in on the association and announced plans to feature him in brochures.

Bobby Davro, the comedian who lives locally, said the idea was ridiculous. "Ali G put the town on the map – they should be jumping for joy. It's just people being pompous and snobby. Next it'll be Woking-upon-the-Basingstoke-Canal."

Embarrassing Staines? Ali G town mulls name change

03/11/2010 14:37:00

LONDON Staines wants the world to know it's no blot on the landscape.

Sandwiched between Heathrow Airport, a cluster of reservoirs and a bleak industrial park, some in this London commuter town feel Staines has received some bad press and needs a change of name to change its fortunes.

Middle-class Staines might have wallowed in happy obscurity had it not been picked by British comedian Sacha Baron Cohen as the home of Ali G, his tracksuit-wearing wannabe gangsta who specialized in hip-hop-inflected malapropisms.

Ali G's adventures cast the town of 45,000 as an urban wasteland whose main attractions include a traffic circle and the local KFC. The town initially welcomed Baron Cohen's fame, but the negative connotations lingered even as the comedian moved on to other projects, including the movies "Borat" and "Bruno."

1. [Cut beer cans placed around seagulls' necks](#)
2. [Female topless ballot question fails in Mass. city](#)
3. [Embarrassing Staines? Ali G town mulls name change](#)
4. [Updated 81 minutes ago 11/3/2010 9:53:59 PM +00:00 Man sells body parts online](#)
5. [On Facebook, headlines we can't run here, and more](#)

A 2008 Australian tourism campaign cast Staines as the epitome of glum, soggy and industrial Britain. Staines business leader Alex Tribick said that was an unfair picture of a picturesque riverside settlement whose history stretches back to Roman times.

"Ali G did us a favor and put Staines on the map," Tribick told The Associated Press on Wednesday. "The trouble is, no one knows where on the map it is."

Tribick argued for changing the name to Staines-on-Thames or Staines-upon-Thames, which would highlight the area's proximity to the River Thames, the lifeline that also cuts through London. It might even boost business and tourism in time for the 2012 Olympics, he says.

Some critics say the proposed rebranding would be prohibitively expensive and point out that the proposed name Staines-upon-Thames might draw the same kind of ridicule. If the new name were to be approved, maps, street signs and a whole host of other documents would have to be changed.

Anne Damerell of the Staines Town Society called the idea "pretentious nonsense."

The name change request has to go through a series of hoops ultimately needing council approval before it goes through.

Although the city sounds like something red wine might leave on a white tablecloth, by some measures Staines doesn't have it so bad.

Britain is peppered with embarrassing place names from Slack Bottom near the northern England city of Burnley to Lickers Lane outside of Liverpool. Many are far worse.

Ed Hurst, co-author of "Rude UK" a compendium of snicker-inducing place names said residents of places like Shitterton in southern England and Butt Hole Lane in northern England have also tried to change their names.

Hurst said he knew of no effort that had been successful and he opposes fiddling with even the most unfortunate names.

As for Staines-on-Thames, he was unimpressed.

"I think you're always in trouble when you put Staines-on-Anything," he said.

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guardian.co.uk

Letters

How get rid of Staines' unsightly name

The Guardian, Saturday 6 November 2010

So there is a proposal to rename Staines "Staines-on-Thames" ([Massive Staines plan to shake off Ali G tag](#), 2 November)? It isn't entirely daft, given that two of its near-neighbour towns are Walton-on-Thames and Sunbury-on-Thames. But Staines isn't just on the Thames – the Colne and Wraysbury rivers also run through it, and it would be hard to mention all three in the name.

Perhaps the issue is more about reclaiming the name of Staines with some pride? There are many snide comments about "Stains", but the town should not rebadge itself just because some people can't spell, or because of Ali G, and it should hold on to the name derived from the Anglo-Saxon that actually refers to "stones" (stana) – the town was built on gravel that formed a causeway across the river. It is also believed there was once a large Neolithic stone circle at Staines.

If the town really wants a name change, perhaps it should return to the Roman name when the town was Ad Pontes ("at the bridges").

Melanie Henwood

Towcester, Northamptonshire

- Have the promoters of the new name thought how it would sound to anyone not previously aware of the place? The visual image would be that somehow an oil supertanker had muscled its way up the Thames and, with a damaged hull, was leaking oil on to the river's surface. Or worse, Staines on the Thames were caused by a leaking sewage outfall pipe.

Jim Walker

Preston, Lancashire

- In the 60s the gag went: "Ladies! do you wish to avoid unsightly stains? Then why not use the new, improved A30 bypass?"

Howard Bird

Woodford Green, Essex

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TIMETABLE FOR THE IMPLEMENTATION OF CHANGE OF NAME TO STAINES-UPON-THAMES

ACTION	RESPONSIBILITY	COMPLETION DATE	STATUS
Develop a Communications Plan: This will provide a means for a consistent message to be passed and the identification of the optimum methods to communicate our message	Louise King Cllr Colin Davis Mike Wylie Terry Collier or Keith McGroary		FAQs drafted.
Report to Cabinet for approval and subsequent Full Council approval		MAT 23/8 Cabinet Briefing 5/9 Cabinet 20/9 Cabinet Briefing 28/11 Cabinet 13/12 Council 15/12	
Plan and deliver the consultation process: 1) Communications to local community groups, local businesses and key stakeholders (to be identified) with content as at (1) above. 2) Page to be set up on SBC website setting out the proposal, with links to the Cabinet and Case for Change reports and FAQs and inviting comments.	Keith McGroary Louise King	Consultation period 1 to 31 October	SBF list one stakepoint; list of other stakeholders has been obtained
Expert opinions obtained in relation to the consequences of changing the name	Mike Nevin	5/8/11	Complete

Appendix 4

Plan a Staines Day into which the Name Change could incorporated / publicised / launched to help engage the public	Sub-Group	20 th May 2012	Sub-Group set up. Siraj Choudhury officer lead.
Obtaining sponsorship for signage and arranging placement			
Liaison with other entities to persuade them to change name. Including: Network Rail Post Office Land Registry Registrar General Local Land and Property Gazetteer Surrey County Council Runnymede Borough Council Ordnance Survey			
Ongoing campaign with events focused on Thames to raise profile of the Thames in the Borough			

Staines – The case for change of reputation

Introduction

It is proposed to change the name of Staines to Staines-upon-Thames. The purpose of this change would be to accurately reflect the true nature and riverside location of the town and to overcome negative perceptions of Staines outside the area which limit inward investment and economic growth.

While it is recognised that a change of name alone is not sufficient to achieve these objectives on its own, it is an essential first step to building the more positive attitudes towards the town which are necessary if it is to fulfill its potential.

This paper outlines the case for the name change. It describes the origins of the proposal, reviews the evidence that Staines is currently perceived negatively, assesses whether a change of name would alter perceptions and considers the costs associated with a change.

Background

The genesis of the proposal lies in a borough-wide economic “audit” by the Economic Development Theme Group (EDTG) of the Spelthorne Partnership. The Partnership contains stakeholders from all aspects of the economic community including education and other economic drivers as well as business.

It is supported by the Spelthorne Business Forum (SBF) - an informal partnership between Spelthorne Borough Council and members of the business community who have elected to join. The chairman of the forum is appointed from the ranks of the business community and assisted by a president and deputy.

Approximately two years ago, the EDTG conducted a review to examine potential economic assets and unexploited opportunities for growth. In the course of their report it was suggested that, for the borough to properly achieve its potential, it would be necessary to overcome perceived negative imagery associated with Staines and to market Staines by a new name: Staines-upon-Thames.

The EDTG unanimously recommended that Spelthorne Borough Council’s Cabinet adopt the change.

Informal consultations then took place, including open discussions at a Spelthorne Business Forum event held at the Stanwell Hall Hotel. There were discussions with representatives of the local press attending the event, which resulted in a series of stories in the national and local media.

In May 2011, the people of Spelthorne returned an administration pledged to consult, and then act, on the business community’s proposal to adopt the name ‘Staines-upon-Thames’.

The Evidence

It is accepted that, if there is no evidence to show that Staines suffers from negative perceptions, then there is no case to change the name. There is, however, significant evidence to the effect that Staines suffers from a poor reputation across the UK, if not in the town itself, and evidence that a change of name would have a significant positive impact.

YouGov survey:

The contention that Staines is perceived negatively required investigation and a YouGov poll was commissioned. YouGov Plc is the most quoted research company in the UK and has been acclaimed as the country's most accurate opinion pollster.¹

The survey questions were arrived at in consultation with YouGov, the Spelthorne communications team, and members of the EDTG. The survey was of 2,000 adults across the UK selected by YouGov to form a representative sample of the population.

The results (see appendix one) show that 85% of people have heard of Staines.

Of these, over one in five (21%), disagreed or strongly disagreed with the proposition that Staines would be a nice place to live. In marked contrast, only seven per cent believed that the town would be a nice place to live. The remainder expressed no opinion.

Broadly the same results were noted when asked if Staines would be a nice place to visit.

The unavoidable conclusion is that there is a clear and significant bias against Staines among the general public.

Importantly, the survey revealed that a quarter of respondents would perceive Staines more positively if the name were changed to Staines-upon-Thames. A change of perception on that scale would be significant and indicates the effect that a change of name could have.

Property values

Property values can be used as a proxy indicator of desirability. The more desirable an area, the higher prices are and vice versa.

If prices of properties in Staines are, on average, lower than for comparable properties in other similar locations, that would suggest that the difference in price is attributable to poor perceptions of Staines.

To test this proposition, a survey of current selling prices of riverside properties in Staines and nearby towns was conducted using the property valuation tools available on www.zoopla.co.uk.

¹ <http://today.yougov.co.uk/about-us>. Last accessed 02/08/2011.

For the purposes of this analysis, we selected properties with riverside locations. These properties are generally of similar quality and all benefit from the attraction of river frontage. Any difference in price, therefore, is likely to be due to the area itself and not to factors, such as the condition of a particular street, which cannot be identified from the data.

In general terms, the research demonstrates that riverside property prices in Staines are lower than they are for riverside properties bordering similar reaches of the River Thames. Riverside property in Wraysbury, for example, achieve significantly higher prices. This difference in price is almost certainly attributable to the poor perceptions of Staines relative to other nearby locations.

These findings are supported by Mr Nevin of Messrs. Nevin & Wright, estate agents, who commented: ‘It is very unusual for a town with as many amenities as Staines (Waterloo Station 28 minutes and two comprehensive shopping centres) to have lower values to such an extent pro-rata than a nearby village i.e Wraysbury or Shepperton’.

The core research and the opinion of Mr. Nevin is attached as appendix two.

Media coverage:

Staines has, certainly since the 1960s, suffered from negative reportage, often of an unkind and ill-informed nature.

While locals are well aware that Staines is a jolly nice place, the rest of the country has, for years, been misled by reportage that has had the effect of developing and confirming negative attitudes to Staines.

“How to get rid of unsightly Staines – blow up the bridge and burn the cinema!” so began a Kenneth Horne show first broadcast by the BBC in the 1960s. His outlook has been adopted by the media ever since. Whether in commercials extolling opportunities in Australia (“would you rather be in Staines?”) or reportage of twinning with Mauritius (town described as “urban wasteland just off junction 13 M25”) or, for that matter, liquid tonnes of coverage concerning Sacha Cohen and Ali G; coverage has been unbalanced, unfair and uncomplimentary.

It is noteworthy that recent media coverage of a possible change in name is characterised by an air of incredulity which typifies current media attitudes to the town.

On any view, the media coverage suggests that the name Staines is used by journalists as a quick shorthand for an unattractive location. There is clearly no awareness of its riverside position and it seems likely that most of those referring critically to Staines never visited the town. A change of name would, at least, challenge those assumptions.

Appendix three contains just a selection of press and other cuttings which demonstrate that most editors' knee-jerk response to the name Staines is to knock it. We are in the process of expanding this appendix to include television and radio coverage of Staines reportage in news stories.

Public opinion

Although no formal consultations have yet taken place, the topic has generated significant debate.

Opinion is divided.

The local Staines BNI chapter recently re-launched as "Staines-upon-Thames BNI". That was a decision taken by that group with, as far as we are aware, no external encouragement.

At a series of meetings this year, the Cabinet member responsible for economic development consulted the CEOs/general managers of all the largest companies operating within the borough. It is fair to summarise the views of those companies as supportive and receptive to the concept of name change.

In contrast, Staines Town Football Club openly criticised any proposed name change as elitist in a piece on the name change broadcast by London Tonight. And objections have been expressed by some residents in the local newspaper.

The arguments of opponents are broadly encapsulated by three main arguments: Firstly, that the change would be costly. Secondly, that it is unnecessary. And thirdly that the change would not be true to the history and nature of Staines

The issue of cost is addressed in this paper under a separate heading.

The question of necessity is exactly what this paper seeks to examine. Many opponents of the proposal (including members of Staines Town Society) regard Staines, rightly, as a delightful Thames-side town anyone should be pleased to visit. There is a significant reluctance, therefore, to accept that there is any problem to address and, thus, no need to change the name. Nevertheless, there is ample evidence to show that Staines does suffer from the effects of poor public perception.

On the final point, it is certainly arguable that the new name more accurately reflects the true nature and history of the town. Indeed, Staines is where it is precisely because of its location on the river and its relationship with the river.

Whatever current public opinion, there is anecdotal evidence that it is changing.

The issue gave rise to an item on London Tonight. Coincidence meant that we viewed the London Tonight coverage in a river area public house on a crowded Friday evening. Significantly, the item won loud support for a change of name when the piece concluded.

Financial implications

Naturally, it is our intention that all costs associated with this project should be minimised so far as is possible.

The borough is fortunate in having had recent experience of changes in signage funded by sponsorship. It is intended that all changes in signage should be covered entirely by sponsorship and this may, in turn, dictate the period over which the changes are made. Certain sponsors have already indicated their willingness to assist in principal.

Naturally, discussions will have to take place with South West Trains, Network Rail and relevant bus service administrators whom we would like to follow the change, but it is not anticipated that funding would be required for that process. The same logic applies to similar conversations needed with Surrey County Council, Registrar General, Post Office, Ordnance Survey and the Land Registry, although further enquiries are required. So far as the relocation of the London Stone replica to its original position is concerned, the cost will be approximately £1,500 and there may be some costs associated with making good the present site. Nevertheless, there is the possibility of financial support from the county council and it is hoped that a combination of sponsorship/volunteer involvement will further minimise these costs. We are particularly grateful to a local stonemason for providing his expertise free of charge.

So far as stationery and other documentary changes are concerned, given the council's self-publishing approach, these will be minimal and catered for within existing budgets. It is expected that other businesses and organisations will adopt a similar approach and change the address details as and when they require new literature or stationery.

In terms of the Name Day celebrations, the Council financial outlay will be limited to staff support and loan of existing facilities. The day and events will be run by voluntary organisations and businesses. It is likely that there will be some call on the Mayor's civic budget in relation to proper recognition of senior official guests associated with the change celebrations, but these are not likely to be disproportionate.

Proposal

To approve the start of consultations on changing the name of Staines to Staines-upon-Thames.

We recognise that a name change alone will not be sufficient to change perceptions of the town, but it is an essential first step. There is clear evidence that the town is adversely affected by a poor public image and that a change of name could help to overcome that.

A change of name would support the marketing of the town as a green and pleasant riverside environment. Those objectives are included in the short, medium and long-term initiatives for economic development of which this initiative is but part.

The naming to be effected ultimately at a meeting of the full council; thereafter marked by replacement of all local signage and amendment of all borough documents, and a formal ceremony to mark the event on 20th May 2012. The event further to be marked by the restoration of the London Stone replica to the original London Stone site in Memorial Gardens. Consultation to take place in accordance with the procedures set forth in appendix four.

Cllr Colin Davis and Martina Wise
03/08/2011

APPROPRIATION OF LAND AT STANWELL

Cabinet: 20 September 2011

Resolution required

Report of the Deputy Chief Executive

REPORT SUMMARY

How does the content of this report improve the quality of life of Borough Residents?

The proposed appropriation will enable the Council to complete the transfer to A2Dominion of land which is required for the Stanwell New Start regeneration project upon terms which have been previously authorised.

Purpose of Report

To request the Cabinet to delegate authority to the Head of Corporate Governance to:

- (i) Decide whether or not to finalise the proposed appropriation of the land from the purposes of housing to the purposes of improvement and development; and,
- (ii) To record any appropriation made by reporting to Cabinet.

Key Issues

- The reason why appropriation is necessary.
- The advertisement of the Council's intention to appropriate open space land.

Financial Implications

None

Corporate Priority

Supporting Housing Needs, Economic Development

Officer Recommendations

That Cabinet:

Resolves to delegate authority to the Head of Corporate Governance to:-

- a) **Consider any objections received in response to the advertisement of intention to appropriate the land in Stanwell used as open space and,**
- b) **Having regard to any objections to decide whether or not to finalise the proposed appropriation of the land at Stanwell which is to be transferred to A2Dominion from the purposes of housing to the purposes of improvement and development and,**
- c) **To record any appropriation made by reporting to Cabinet**

Report Author: Sharon Smith, Principal Lawyer (01784 446272)

Areas of Responsibility: Deputy Chief Executive (01784 446281) and Assistant Chief Executive, Terry Collier (01784 446296)

Cabinet member: Councillor Richard Smith-Ainsley

MAIN REPORT

1. BACKGROUND

- 1.1 Cabinet has previously authorised the disposal of land in the Explorer Avenue area of Stanwell ('the land') to A2Dominion for the purpose of the Stanwell New Start redevelopment project. The four phases of the project are shown on the plan attached as **Appendix A**. The land is currently held by the Borough as housing amenity land which was retained when the Borough's housing stock was transferred to Spelthorne Housing Association, the predecessor of A2 Dominion. The land which is currently used as open space is shown edged blue on the plan attached as **Appendix B**.
- 1.2 To enable the Council to proceed with the disposal of the land on the terms which have now been agreed it needs to first appropriate the land from housing purposes to the purpose of improvement and development.
- 1.3 "Appropriation" is the process whereby a local authority decides that land which has been acquired for the purpose of one of the authority's functions shall, in future, be held for another purpose. The Council has the necessary legal powers to make the proposed appropriation.
- 1.4 There is a legal requirement to advertise (in the local press) the intention to appropriate land which is used as open space and to consider any objections before taking a final decision. In consultation with the Portfolio Holder, the Council's Head of Corporate Governance has exercised his delegated powers to give notice of the intended appropriation (30 August 2011).

2. KEY ISSUES

- 2.1 The proposed appropriation is necessary to enable the Council to proceed with the transfer of the land to A2D to start phases 2 and 3 of the regeneration project. This is because different statutory powers of disposal are available to the Council depending upon the purpose for which land is held. To enable the Council to exercise the power which will allow it to dispose of the land to A2D on the particular terms which have been agreed, it is necessary that the land be appropriated so that immediately prior to the disposal the land is held by the Council for the purpose of development and improvement.

In consultation with the relevant Cabinet Portfolio Holder the Council's Head of Corporate Governance has arranged for an advertisement to be published in the local paper on two consecutive weeks of the intention to appropriate the land which is used as open space and Cabinet will be updated verbally regarding any objections which have been received.

3. OPTIONS ANALYSIS

- 3.1 Cabinet could decide to take no action but that would mean that the disposal to A2D on the terms agreed could not proceed.
- 3.2 Cabinet could adopt the recommendations.

4. PROPOSALS

- 4.1 That Cabinet resolves to delegate authority to the Head of Corporate Governance to:-

- a) Consider any objections received in response to the advertisement of intention to appropriate the land in Stanwell used as open space and,
- b) Having regard to any objections to decide whether or not to finalise the proposed appropriation of the land which is to be transferred to A2Dominion from the purposes of housing to the purposes of improvement and development and,
- c) To record any appropriation made by reporting to Cabinet

5. BENEFITS AND SUSTAINABILITY

- 5.1 The benefits are that the Council will be able to make use of statutory powers to transfer the land to A2Dominion for the purpose of the regeneration project on terms which have been authorised.
- 5.2 The wider benefits of the regeneration scheme have been presented to Members on a number of previous occasions. This legal arrangement will ensure the long awaited regeneration project for housing in Stanwell will continue into phases 2, 3 and 4.

6. FINANCIAL IMPLICATIONS

No financial implications will arise from implementing the recommendations.

7. LEGAL IMPLICATIONS / OTHER CONSIDERATIONS

- 7.1 There are two relevant statutory provisions. Section 122 Local Government Act 1972 allows the Council to appropriate for any purpose for which the Council can acquire land by agreement any land which is no longer required for the purpose for which it is presently held, subject to the requirement in section 122 (2A) that the intention to appropriate any land consisting of open space is advertised and any objections considered. Section 120 of the same Act allows the Council to acquire land by agreement for the purpose of the benefit, improvement or development of the borough.

8. RISKS AND HOW THEY WILL BE MITIGATED

- 8.1 If the proposed appropriation does not take place then the Council will not be able to proceed with the disposal to A2D on the terms agreed.
- 8.2 **The advertisement will ensure the Council fulfils its statutory obligations.**

9. TIMETABLE

- 9.1 The advertisements allow members of the public until 23 September 2011 to submit any objections. Any objections received will be considered before a decision is taken whether or not to finalise the proposed appropriation.

Report Author:

Sharon Smith, Principal Lawyer (01784 446272)

Background Papers:

29 October 2009 – Cabinet Report
28 September 2010 – Cabinet Report
1 June 2011 – Cabinet Report
5 September 2011 – Briefing Paper

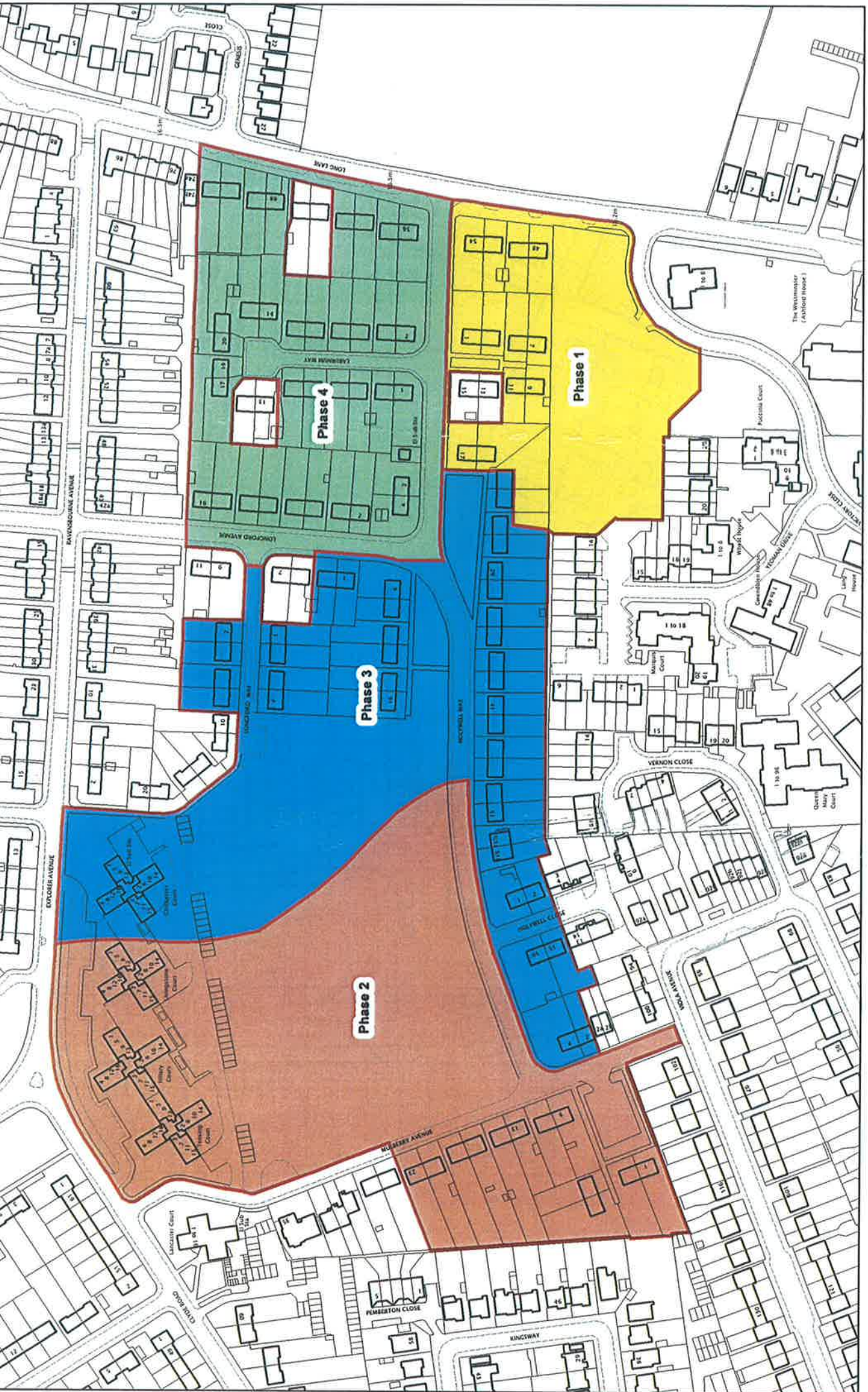


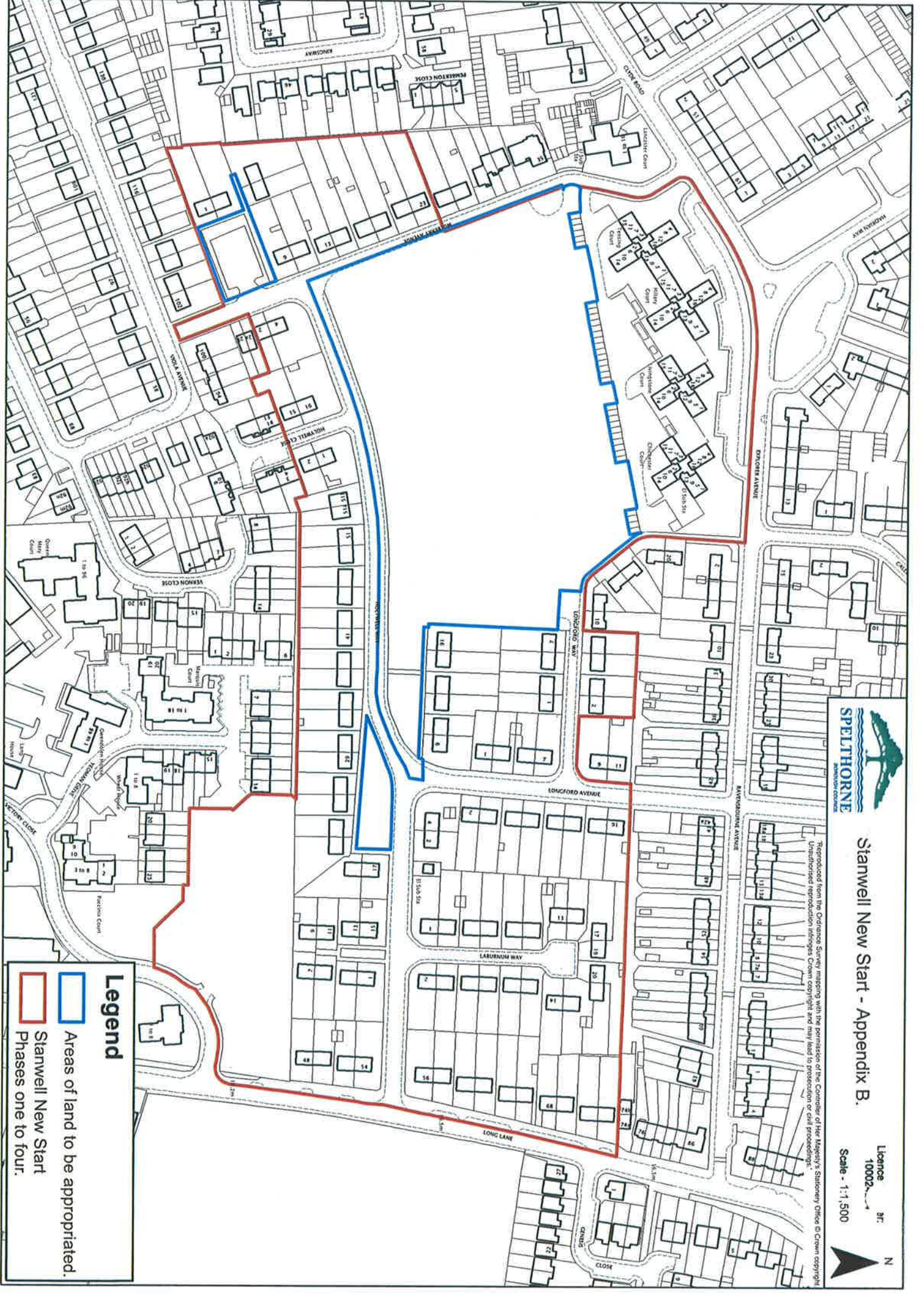
Licence Number: 100 4
 Scale: 1:1,500

Stanwell New Start - Appendix A.



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Stanwell New Start - Appendix B.

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Legend

- Areas of land to be appropriated.
- Stanwell New Start Phases one to four.

DECLARATION OF THE ASH LINK LOCAL NATURE RESERVE

Cabinet: 20 September 2011

Resolution required

Report of the Assistant Chief Executive

REPORT SUMMARY

How does the content of this report improve the quality of life of Borough Residents

The content of this report will improve the quality of life of Borough Residents by acknowledging and publicising the quality of Spelthorne's open spaces for both residents and wildlife.

Purpose of Report

To declare Ash Link a Local Nature Reserve (LNR) using the powers granted to local authorities under the National Parks and Access to the Countryside Act 1949. Ash Link is an amalgamation of the Splash Meadow and Nutty Wood sites in Shepperton, joined by both the River Ash and a pedestrian footbridge over the M3. Both of these sites are in the Council's ownership.

Key Issues

Local Nature Reserves are accessible green spaces close to where people live. Not only do they allow residents to get close to nature and appreciate the contribution nature makes to their quality of life, LNRs also support and protect habitats and species. LNRs can deliver significant physical and mental health benefits.

The Spelthorne Natural History Society has recently approached the Council with a proposal to declare Ash Link a Local Nature Reserve. The Council and the Society have subsequently carried out informal consultation with Natural England, which has indicated that it considers the site suitable as a LNR subject to future detailed consideration on formally welcoming the declaration.

Financial Implications

No additional funding outside of current budgets is anticipated.

Corporate Priority

3. Supporting Younger People, 5. A Cleaner and Greener Environment

Officer Recommendations

The Cabinet is asked to agree the declaration and public notice of the Ash Link Local Nature Reserve.

Report author: Catherine Munro, Open Spaces & Sustainability Manager, (01784) 444235

Area of responsibility: Liz Borthwick, Assistant Chief Executive, (01784) 446376

Cabinet member: Councillor Penny Forbes-Forsyth

MAIN REPORT

1. BACKGROUND

- 1.1 The proposed Ash Link Local Nature Reserve consists of areas of meadow, river, riverbank, woodland, open glades and a wildlife pond, which are all valuable for wildlife and local residents.
- 1.2 The Council has long assisted voluntary groups in managing Splash Meadow to enhance its nature conservation quality. Many joint initiatives have taken place at the site over the past 15+ years, including pond maintenance, tree planting, wildflower planting, and meadow 'hay cuts.' Spelthorne Natural History Society and Spelthorne Civic Pride Volunteers have been instrumental in involving local residents in the maintenance and enhancement of this site, and it is now a cherished asset in Shepperton.
- 1.3 The Nutty Wood site (located at the end of Nutty Lane, Shepperton) was originally planted as broad-leaved woodland during the construction of the M3. Since 2008, the Spelthorne Natural History Society has worked tirelessly to enhance the young woodland, including hazel coppicing, planting of trees and wildflowers, creating a circular footpath and other access improvements, erecting numerous bat and bird boxes, and thinning and glade creation undertaken by Council contractors. They have also involved students from Royal Holloway College to help record what species are present on site. Their hard work has resulted in the emergence of several broad-leaved helleborines (*Epipactis helleborine*), a rare type of woodland orchid, on the site. All enhancements at Nutty Wood have been funded through grants obtained by the Society, for example through the Heathrow Community and Environment Awards.
- 1.4 In order to propose the Local Nature Reserve, Spelthorne Natural History Society has been active in writing a management plan for the site in consultation with the biodiversity officer and Natural England (see background papers). The plan emphasises further management for nature conservation, and ways to encourage use by the local community, including through guided walks and school visits. The plan has subsequently been publicly consulted on with both local and national organisations and individuals.
- 1.5 Council support at the site includes management advice by the biodiversity officer, contract management by the biodiversity officer of works too specialist and/or dangerous for volunteers to carry out (e.g. major tree felling programmes), clearance of flytips and volunteer workday arisings by Streetscene, and an annual 'hay cut' of Splash Meadow under the Grounds Maintenance contract.

2. KEY ISSUES

- 2.1 Section 21 of the National Parks and Access to the Countryside Act 1949 gives local authorities the power to acquire, declare and manage nature reserves. The term 'Local Nature Reserve' is not used in the Act but this has become the term in common usage for nature reserves managed by local authorities in accordance with the Act. The responsibility for selecting, acquiring and making arrangements for management of these reserves lies with local authorities.
- 2.2 Section 21(6) of the Act says that a local authority can only declare an LNR after consultation with Natural England. Comments about site selection and

management are simply Natural England's advice. Natural England has no mandatory powers over selection or declaration, but local authorities must consult it in exercising their powers under Section 21.

- 2.3 If agreed, this will become the first Local Nature Reserve in Spelthorne, thereby fulfilling an action in the Spelthorne Biodiversity Action Plan 2008-2011.
- 2.4 If agreed, eligibility for external grant funding could be improved. Several recent funding programmes have emphasised the importance of local nature reserves in funding applications.

3. OPTIONS ANALYSIS

- 3.1 Option 1 – Agree the declaration of the Ash Link Local Nature Reserve.
Preferred option. Benefits of Option 1 would be the protection of the Ash Link site for future generations of residents and wildlife, and enabling the excellent work of the Spelthorne Natural History Society to continue and expand even further into the local community, especially with its youth, as detailed in the management plan. Declaring Ash Link a Local Nature Reserve could also help to attract external grant funding in future. Disbenefits include restricting the use of the site in future solely to nature conservation and amenity purposes. However, the site has little development potential given that it is within a significant area of flood risk.
- 3.2 Option 2 – Do not agree the declaration of the Ash Link Local Nature Reserve. Benefits of Option 2 include retaining flexibility with the future use of the site. Disbenefits include restricting the work of the Spelthorne Natural History Society, and possibly their commitment to encourage residents to visit and use the site, and the physical and mental health benefits to residents that this provides.

4. PROPOSALS

- 4.1 It is proposed that the Council declare Ash Link a Local Nature Reserve because it would enable the excellent work of the Spelthorne Natural History Society to continue, it could help attract external grant funding, and it would protect the site for both residents and wildlife in future.

5. BENEFITS AND SUSTAINABILITY

- 5.1 By protecting Ash Link for the benefit of wildlife and future generations, this proposal fulfils the ambitions of sustainable development.

6. FINANCIAL IMPLICATIONS

- 6.1 No additional funding outside of current budgets is anticipated.

7. LEGAL IMPLICATIONS / OTHER CONSIDERATIONS

- 7.1 Equality, Diversity and Disability Equality legislation will be taken into account when designing any community education and access improvement projects.

8. RISKS AND HOW THEY WILL BE MITIGATED

- 8.1 There is a risk that Natural England will not formally welcome the proposal, however this has been mitigated through informal consultation prior to declaring the LNR.

9. TIMETABLE FOR IMPLEMENTATION

Once agreement to declare the LNR has been obtained, formal declaration documents will be drawn up, an announcement will be placed in the local papers, and the documents will be made available to view publicly. The declaration documents will also be sent to Natural England in a formal consultation. Once the proposal has been formally welcomed by Natural England, an official opening ceremony will be held. It is anticipated that this will take place in Spring 2012.

Appendices:

Draft declaration, public notice and draft plan

Report author: Catherine Munro, Open Spaces & Sustainability Manager, 01784 444235

Background Papers:

Proposed Ash Link Local Nature Reserve Draft Management Plan 2010-2015 (Spelthorne Natural History Society, 2010)

Local Nature Reserves in England, a guide to their selection and declaration (Natural England, 2010)

**NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT 1949
 DECLARATION OF NATURE RESERVE
 BOROUGH OF SPELTHORNE
 COUNTY OF SURREY**

**ASH LINK NATURE RESERVE - LAND AT THE END OF NUTTY LANE
 AND OLD CHARLTON LANE, SHEPPERTON**

NOTICE IS HEREBY GIVEN in pursuance of Section 19 of the above mentioned Act that by the Local Nature Reserve Declaration made on the day of 2011 [NUMBERS (IN WORDS)] hectares or thereabouts situation in the Borough of Spelthorne in the County of Surrey known as the land at the end of Nutty Lane AND Old Charlton Lane, Shepperton and shown edged red on the plan attached to the said Declaration is the subject of an Agreement entered into with the Council under Section 21 of the above-mentioned Act and that the said land is being managed as a Nature Reserve.

Certified copies of the said Declaration with plan attached have been deposited for public inspection free of charge at the office of the Wildlife and Commons Officer section of Spelthorne Borough Council at Council Offices, Knowle Green, Staines TW18 1XB from Monday to Friday inclusive during the normal office hours.

Dated this day of 2011

(Signed)
 On behalf of Spelthorne Borough Council

SPELTHORNE BOROUGH COUNCIL

DECLARATION

NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT 1949

DECLARATION OF LAND AT THE END OF NUTTY LANE AND OLD CHARLTON LANE, SHEPPERTON AS LOCAL NATURE RESERVE

No 1 Declaration 2011

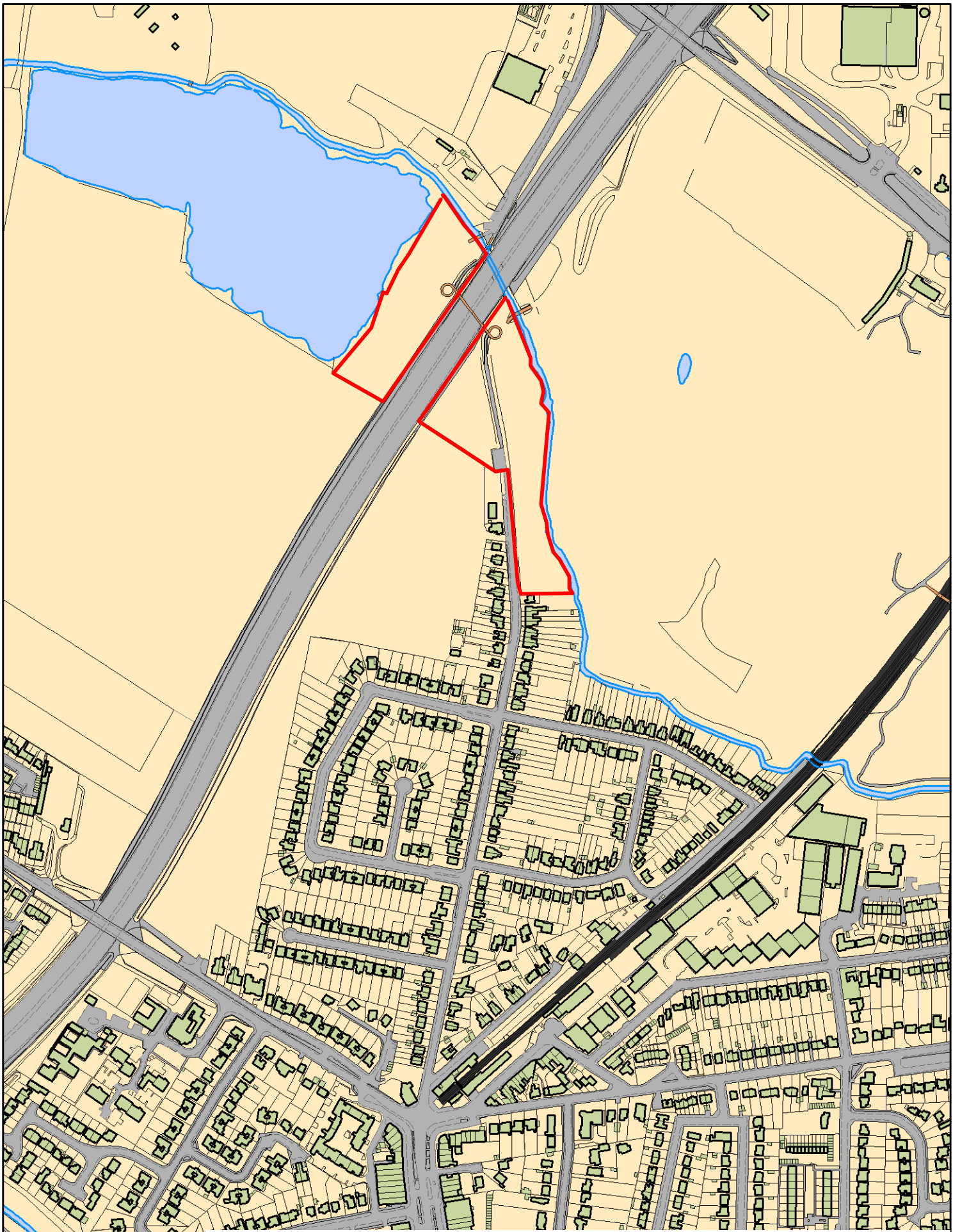
In pursuance of Sections 19 and 21 of the above-mentioned Act, and all other powers enabling them in that behalf, the Spelthorne Borough Council hereby declares that the land containing [NUMBERS (IN WORDS)] hectares or thereabouts situated in the Borough of Spelthorne in the County of Surrey and shown edged red on the attached plan is the subject of an Agreement entered into with the Council under Section of the above-mentioned Act

AND in pursuance of Section 19 (2) of the above-mentioned Act and all other powers aforesaid the Council hereby further declares that the said land is being managed as a Nature Reserve.

This declaration may be referred to as the Ash Link Nature Reserve No 1 Declaration 2011

Given under the Common Seal of
Spelthorne Borough Council
this day of
Two thousand and eleven

(Signed)
Chief Executive Officer



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Proposed Ash Link LNR

Date: 14/7/2010

Licence Number:
100024284

Scale 1:5,000



Review of Polling Districts, Polling Places and Polling Stations

Cabinet: 20 September 2011

Resolution

Joint Report of the Chief Executive/Returning Officer

REPORT SUMMARY

How does the content of this report improve the quality of life of Borough Residents

The Review seeks to ensure that all electors have reasonable, convenient and accessible facilities for voting.

Purpose of Report

- To rationalise the Polling Districts, Places and Polling Stations with a view to achieving a fair balance between the numbers of voters allocated to each Station and making best use of premises available, having regard to costs and statutory requirements.
- To give details of representations received and proposed changes to Polling Districts, Places and Stations, as necessary.

Key Issues

- Spelthorne has a higher than average number of Polling Places/Stations for its electorate compared to the Surrey average. We need to ensure all Polling Stations are suitable and accessible. We can make savings and still provide reasonable facilities.
- If the recommendations are given Cabinet and Council approval in late September and October respectively, this will allow the Council to publish the amendments when the register is published on 1 December 2011. Should the recommendations be delayed by Cabinet, we would still publish the register on 1 December 2011 in accordance with Legislation but would have to republish the register again at a later date to include any amendments. This would have financial implications for the Council.

Financial Implications

The redrawing of Polling District boundaries and redesignation of a number of stations will enable the Returning Officer to use less stations at elections, with savings on staff and premises hire costs.

Corporate Priority All

Officer Recommendations

The Cabinet is asked to recommend to the Council, as follows:

To confirm the recommendations now submitted and that they be incorporated in the Electoral Register when published on 1 December 2011 and used for all elections thereafter.

Report authors: Jayne McEwan, Electoral Services Manager, 01784 446238 and Tim Kita, Head of Corporate Services and Community Safety, 01784 446243

Area of responsibility: Roberto Tambini, Chief Executive/Returning Officer, 01784 446250

Cabinet member: Councillor Colin Davis

MAIN REPORT

1. BACKGROUND

- 1.1 The Electoral Administration Act 2006 requires Electoral Registration Officers to Review all Polling Districts, Polling Places and Polling Stations by 31 December 2011. These reviews are held every 4 years.
- 1.2 In undertaking this Review, I published a comprehensive document on 21 July 2011 setting out the legal background, criteria and process for the Review, draft proposals and timescales, and invited representations from a wide range of interested parties. All Members received the document and copies were placed in the Members' Room, along with responses received.

2. KEY ISSUES

- 2.1 Spelthorne currently has a higher than average number of polling stations for the size of electorate. We have a total of 69 polling stations for an electorate of 72,647, giving an average of 1052 electors per station, compared to the Surrey average of approximately 1500 electors per station. We also need to ensure all polling stations are suitable and accessible for all electors, and some are not. Another factor is that our election costs are high compared to similar sized Councils, particularly in relation to polling station staffing and hire costs.
- 2.2 The Boundary Commission has recently published final recommendations for Surrey County Council Boundaries. In Spelthorne, only one change is proposed, i.e. the boundary between Staines and Stanwell and Stanwell Moor Electoral Divisions. The revised boundary is to follow the A30 from the Ashford North and Stanwell South boundary to the Crooked Billet roundabout where the road meets the A3044. If approved the new electoral arrangements will be implemented at the next elections for Surrey County Council in 2013. The Borough will need to further review Polling Places and Polling Stations at that time if and when that boundary change is made.

3. OPTIONS ANALYSIS

- 3.1 I am required to undertake a Review and in doing so am required to ensure that all electors have such reasonable facilities as are practicable in the circumstances.

4. PROPOSALS

- 4.1 A summary of the draft proposals are set out in **Appendix 1** showing where comments have been received, and include recommendations where no comments have been received. **Appendix 2** gives responses to those comments and a final recommendation in each case.

5. BENEFITS AND SUSTAINABILITY

- 5.1 To improve the quality of Polling Stations provided for the majority of electors where possible and to reduce the costs of administering elections. The proposals will also impact on the counting of votes at Election times in that there will be fewer boxes to return, verify and count and will reduce the overall Count time. This will help address some of the issues raised by the Overview and Scrutiny Committee.

6. FINANCIAL IMPLICATIONS

- 6.1 The proposals submitted would see a reduction in both the number of premises and polling stations used. Currently we use 36 premises and have 69 stations for all elections. The proposals would involve the Returning Officer using 32 premises and 54 stations for Borough, Parliamentary Elections and Referenda, and 32 premises and 57 stations for County Council Elections. They would also mean that the average electors allocated per polling station would increase to 1345 electors from 1052.
- 6.2 The hire costs for premises used at the May 2011 elections were £6800. The average was £188 and ranged from a minimum of £38 to a maximum of £995. For every polling station there is a minimum of 2 staff employed at a total cost of approximately £484. The impact of the proposals as recommended would be a saving of approximately £8000 at a typical election. This would be a saving for the Council at Borough elections, at other elections costs are reclaimed from the appropriate organisation.

7. LEGAL IMPLICATIONS / OTHER CONSIDERATIONS

- 7.1 Section 18 of the Representation of the People Act 1983 requires local authorities to designate polling districts and polling places for their area. Section 16 of the Electoral Administration Act 2006 requires local authorities to undertake a review of these polling districts and polling places by 31 December 2007 and every four years thereafter.

8 RISKS AND HOW THEY WILL BE MITIGATED

- 8.1 We need to ensure that all electors, where possible, have equality of access to polling taking account of Health and Safety. The proposals seek to ensure all polling stations are accessible by those with disabilities.

9. TIMETABLE FOR IMPLEMENTATION

- 9.1 Once the proposals are agreed they will be incorporated in the new Electoral Register when it is published in December 2011.

Report authors: Jayne McEwan, Electoral Services Manager, 01784 446238 and Tim Kita, Head of Corporate Services and Community Safety, 01784 446243.

Background Papers:

1) Electoral Administration Act 2006; 2) Electoral Commission Circular EC28/2007; 3) Review of polling districts, polling places and polling stations document dated 21 July 2011; 4) Representations received.

Appendix 1

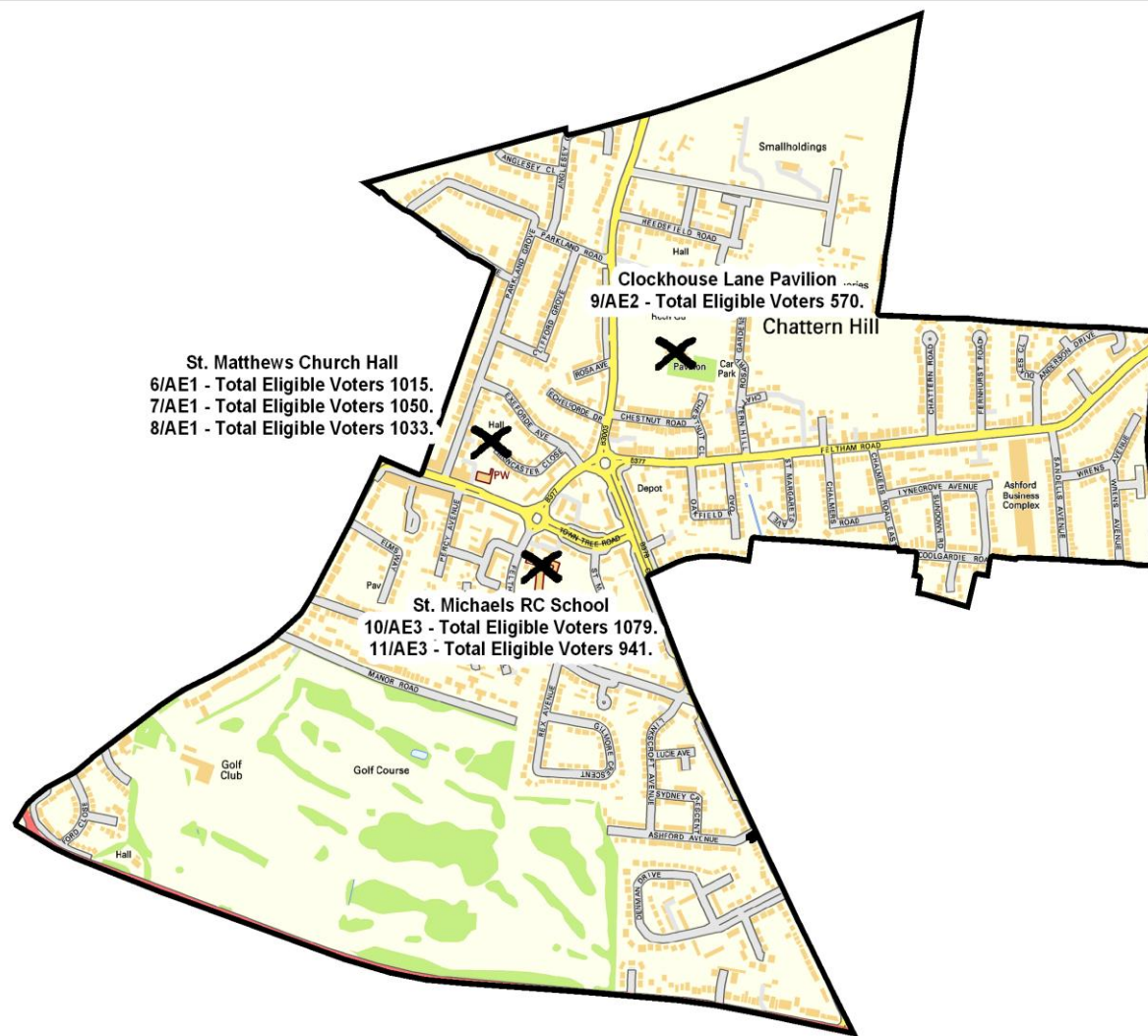
Ward	Polling Districts	Current Polling Stations	Proposal
Ashford Common	AC1, AC2, AC3	Echelford Primary School, Ashford C of E School, Spelthorne County Infant & Nursery School	<ol style="list-style-type: none"> 1. No proposals to change current arrangements 2. No Comments received 3. Recommendation – Proceed as original proposal
Ashford East	AE1, AE2, AE3	St Matthew's Church Hall, Clockhouse Lane Pavilion, St Michaels RC School	<ol style="list-style-type: none"> 1. To reduce number of polling stations at St Matthew's Church Hall 2. To close Clockhouse Lane Pavilion and transfer electors to St Michael's School 3. To amalgamate Polling Districts AE2 and AE3 and reduce the number of polling stations from 3 to 2 <p>Comments received in relation to (2) and (3) above, see Appendix 2 for details and recommendations</p>
Ashford North & Stanwell South	ANS1, ANS2, ANS3	Stanwell Congregational Church Hall, Fordway Centre, Ashford Sports Club	<ol style="list-style-type: none"> 1. To reduce number of polling stations from 3 to 2 at Stanwell Congregational Church Hall 2. To cease use of Ashford Sports Club and amalgamate ANS2 and ANS3 sending the voters to Fordway Centre <p>Comments received in relation to (2), see Appendix 2 for details and recommendations</p>
Ashford Town	AT1, AT2, AT3	Ashford Park School, St Hilda's Church Hall, Congregational Church Hall	<ol style="list-style-type: none"> 1. Change the polling station in AT2 from St Hilda's Church Hall to The Salvation Army Headquarters in Woodthorpe Road 2. Amalgamate Polling Districts AT1 and AT2 and close Ashford Park School as a polling station, allocating the electors to The Salvation Army Hall 3. No Comments received 4. Recommendation – Proceed as original proposal
Halliford and Sunbury West	HSW1, HSW2, HSW3	Halliford Community Centre, Springfield County Primary School, St Mary's Parish Hall	<ol style="list-style-type: none"> 1. Reduce the number of polling stations at Halliford Community Centre from 2 to 1 and arrange for electors in the north of this ward to vote at Springfield County Primary School

			Comments received, see Appendix 2 for details and recommendations
Laleham and Shepperton Green	LSG1, LSG2, LSG3, LSG4	All Saint's Church Hall, Saxon Primary School, Charlton Village Hall	<ol style="list-style-type: none"> 1. To reduce the number of polling stations at Saxon Primary School from 3 to 2 2. To amalgamate Polling Districts LSG3 and LSG4 and reduce the number of polling stations at Charlton Village Hall from 3 to 2 <p>Comments received, see Appendix 2 for details and recommendations</p>
Riverside and Laleham	RL1, RL2, RL3	St Peter's Church Hall, Buckland Primary School (Infant), Buckland Primary School	<ol style="list-style-type: none"> 1. To amalgamate Polling Districts RL2 and RL3 and create 2 polling stations at Buckland Infant School 2. Cease use of Buckland Primary School as a polling station <p>Comments received in relation to (1), see Appendix 2 for details and recommendations</p>
Shepperton Town	ST	Shepperton Village Hall	<ol style="list-style-type: none"> 1. To reduce the number of polling stations at Shepperton Village Hall from 5 to 4 <p>Comments received, see Appendix 2 for details and recommendations</p>
Staines	S1, S2, S3, S4, S5	Shortwood Infant School, Staines Community Centre, Leacroft Centre, Our Lady of the Rosary School	<ol style="list-style-type: none"> 1. Close the polling station at Shortwood Infant School 2. To amalgamate Polling Districts S1, S3 and S5 and reduce the number of polling stations at the Leacroft Centre from 3 to 2 3. To reduce the number of polling stations at Our Lady of the Rosary from 2 to 1 <p>Comments received in relation to (1) and (2), see Appendix 2 for details and recommendations</p>
Sunbury Common	SC	Kenyngton Manor Primary School	<ol style="list-style-type: none"> 1. To reduce the number of polling stations at Kenyngton Manor School from 5 to 4 2. No Comments received 3. Recommendation- Proceed as original proposal

Sunbury East	SE1, SE2, SE3	The Manning Room, Chennestone County Primary School, Beauclerc Infant School	<ol style="list-style-type: none"> 1. No proposals to change current arrangements 2. No Comments received 3. Recommendation - Proceed as original proposal
Stanwell North	SN1, SN2, SN3, SN4	Stanwell Moor Village Hall, Stanwell Village Hall, Stanwell Youth Centre, Stanwell Fields School	<ol style="list-style-type: none"> 1. To reduce the number of polling stations at Stanwell Village Hall from 2 to 1 2. To reduce the number of polling stations at Stanwell Youth Centre from 2 to 1 3. No Comments received 4. Recommendation- Proceed as original proposal
Staines South	SS1, SS2, SS3	St Martin's Court Hall, Resource Centre, Buckland Primary School	<ol style="list-style-type: none"> 1. No proposals to change current arrangements 2. No Comments received 3. Recommendation - Proceed as original proposal

Comments received and Returning Officer's response – Appendix 2

Ashford East	<p>Cllr Asif Ayub, Cllr Chris Frazer, Cllr Tony Mitchell – (1) AE2 is a distinct area and should be retained as such with own polling station at Clockhouse Lane Pavilion. (2) The Cllrs believe the Polling Station is suitable for wheelchair access. (3) If Clockhouse Lane Pavilion closed as a polling station then they would prefer that electors be transferred to Echelford Primary School.</p> <p>Joe Miller – Labour Party representative – (4) Feels Clockhouse Lane Pavilion does provide suitable premises, is a key central point for voters and that moving voters from Clockhouse Lane to St Michael's School will cause congestion.</p> <p>NB: No objections to proposal to reduce number of stations at St Matthew's Church Hall.</p> <p>Returning Officer's response</p> <p>A map is attached showing the area and premises referred to.</p> <p>1) Do not consider AE2 to be distinct from the rest of the Ward and do not think this is relevant to the review. (2 & 4) Whilst there are ramps at Clockhouse Lane Pavilion, it is not suitable for wheelchair access as there is a lip at both the front and rear door. We have a report from the Presiding Officer at the last Elections to state there is a step at both the front and back for wheelchairs to negotiate before being able to enter the building. The Presiding Officer also noted there was no lighting on the pathway to the pavilion from the car park. In addition, Richard Webb (Asset Manager) at Runnymede Borough Council states the pavilion is not due to be decorated externally until 2013 and only minor repairs in the changing area are planned. This is not sufficient to make it suitable. (3) The Councillors are quite right in stating polling stations can be designated in adjacent polling places and they quote examples in the Borough where this is the case. However, the Councillors are suggesting Echelford School as the preferred polling station if Clockhouse Pavilion is no longer used. This is in an adjoining Ward (Ashford Common) and the presumption in legislation is that where possible, the polling station will remain within the Polling District or Polling Place unless there are special circumstances. We currently have use of St Michael's school in the Ashford East Ward which is perfectly suitable and can accommodate the additional voters. The furthest property is still within 0.9 miles from St Michael's School. Currently Echelford has approximately 2500 electors and by relocating the electors from Clockhouse Lane Pavilion to St Michael's this will bring the number of electors here up to 2500 approximately, (in line with Echelford).</p> <p>Recommendation – To proceed as per the original proposal as set out in Consultation.</p>
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Eligible Electorate for an Election by Station -
Ashford East.

Licence Number:
100024284

Scale - 1:12,000

<p>Ashford North & Stanwell South</p>	<p>Joe Miller – Labour Party representative – Retain Ashford Sports Club as it would inconvenience electors in getting to the alternative venue and affect voter turnout.</p> <p>Cllr Colin Strong – Liberal Democrat representative – Retain ANS2 and ANS3 as separate and distinct polling districts as they fall within different County Divisions.</p> <p>No comments with regard to Stanwell Congregational Church Hall</p> <p>Returning Officer’s response – (1) There are approximately 481 electors at Ashford Sports Club. In transferring these electors to the Fordway Centre, it is still only 1 mile from the furthest property. (2) Agree with comments from Cllr Colin Strong to retain ANS2 and ANS3 as separate and distinct polling districts as they fall within different County Divisions.</p> <p>Recommendation – (1) Close Ashford Sports Club as a polling station and transfer electors to the Fordway Centre. (2) Retain the polling districts ANS2 and ANS3 as they are within different County Divisions. This will mean that we can reduce the number of polling stations for Borough and Parliamentary elections but for County Council elections we will have a further polling station at the Fordway Centre to identify the separate County Division. (3) Reduce the number of polling stations at Stanwell Congregational Church Hall from 3 to 2.</p>
<p>Ashford Town</p>	<p>Joe Miller – Labour Party representative – (1) Oppose closure of Ashford Park School due to difficulty for electors relocating to St Hilda’s (or Salvation Army Hall). (2) Oppose closure of St Hilda’s Church Hall as it would inconvenience electors en route to town and occupies a more strategic site.</p> <p>Returning Officer’s response - (1) Ashford Park School has approximately 698 electors and needs to be addressed to bring this in line with other polling stations within the Borough and Surrey. Relocating the electors to the Salvation Army Hall will mean the furthest point from this polling station would be 1 mile. (2) With regard to Ashford Town, we are able to use the Salvation Army premises in future as a polling station and have agreed a hire charge of approximately half that for use of St Hilda’s Church Hall. The Salvation Army Hall is located only a couple of hundred yards away from St Hilda’s Church Hall so will make little difference to electors and the premises are more modern and suitable.</p> <p>Recommendation – To proceed as per the original proposal as set out in Consultation with the</p>

	Salvation Army HQ being the designated Place.
Halliford and Sunbury West	<p>Cllr Tim Evans – Does not feel that the proposals gain much for the residents north of the Ward as they may be slightly closer but would require electors to cross a main road.</p> <p>Returning Officer's response - We need to rationalise all polling stations within the Borough, including Halliford Community Centre. By transferring the electors at the north end of HSW1 (approximately 450 electors) this will bring Halliford Community Centre in line with other polling stations. The roads referred to are Vincent Drive, Birch Grove, Upper Halliford Road, Haslett Road, Kelly Close and Geneva Close. By retaining two polling stations at Springfield County Primary School and including the additional voters this will bring Springfield County Primary School in line with other polling stations. There is a pedestrian pathway leading from this side past Halliford train station so electors can travel by foot, they will not need to cross a road, unless they drive.</p> <p>Recommendation – To proceed as per the original proposal as set out in Consultation.</p>
Laleham and Shepperton Green	<p>Fiona Johnston (Secretary of Thames Side (Laleham) Residents Association) – All Saints Church Hall ideally suited as a polling station</p> <p>Returning Officer's Response – Comments noted</p> <p>Recommendation – To proceed as per the original proposal as set out in Consultation.</p>
Riverside and Laleham Ward	<p>Cllr Colin Strong – Liberal Democrat representative – Keep RL2 and RL3 as separate and distinct polling districts as they fall within different County Divisions</p> <p>Returning Officer's Response - Agree with comments from Cllr Colin Strong to retain RL2 and RL3 as separate and distinct polling districts as they fall within different County Divisions.</p> <p>NB: no objections to ceasing use of Buckland Primary School</p> <p>Recommendation - Retain RL2 and RL3 as separate and distinct polling districts as they fall within different County Divisions. Cease using Buckland (Primary) Junior School as a polling station and transfer electors to Buckland Infant School. Reduce the number of polling stations for Borough and Parliamentary elections from 3 to 2 but retain 3 polling stations at Buckland Infant</p>

	School at County Council elections.
Shepperton Town	<p>Cllr Sider – Shepperton Village Hall is ideally situated and accessible.</p> <p>Returning Officer’s Response – Comments noted</p> <p>Recommendation – To proceed as per the original proposal as set out in Consultation.</p>
Staines	<p>Joe Miller – Labour Party representative – feels closure of Shortwood Infant School would cause difficulties for those voters in S1 in their journey to Leacroft Centre.</p> <p>Cllr Colin Strong – Liberal Democrat representative – Keep S1 and S3 as separate and distinct polling districts as they fall within different County Divisions.</p> <p>NB: No objection to proposed reduction in number of stations at Our Lady of the Rosary</p> <p>Returning Officer’s response – (1) There are 286 electors at Shortwood Infant School and the allocation needs to be rationalised like all other polling stations. There is an underpass which will take pedestrians from that side of the A30 to the other, enabling them access to Leacroft Centre – it is approximately 0.8 miles. The Head Teacher has asked if we can accommodate electors elsewhere. Unfortunately, there are no other suitable premises within that immediate area and no suggestion of an alternative site has been made.</p> <p>(2) Agree with comments from Cllr Colin Strong to retain S1 and S3 as separate and distinct polling districts as they fall within different County Divisions.</p> <p>Recommendation – Close Shortwood Infant School and accommodate the electors at the Leacroft Centre. Merge polling Districts S1 and S3 to form one polling district and retain S5 as a separate polling district. Reduce the number of polling stations for Borough and Parliamentary elections from 3 to 2 but retain 3 polling stations at Leacroft Centre at County Council elections.</p>

TREVOR ROBERTS ASSOCIATES (TRA) REPORT ON PLANNING OUTCOME REPORT

Cabinet: 20 September 2011

Resolution required

Report Deputy Chief Executive

REPORT SUMMARY

How does the content of this report improve the quality of life of Borough Residents

Implementation of the Trevor Roberts Associates (TRA) review will ensure the Council has a planning service which is focused on delivery of outcomes which are important to the local community.

Purpose of Report

To advise Cabinet of the completion, and implementation, of all recommendations of the TRA review.

Key Issues

- The key recommendation of the review was a move towards development management (more emphasis pre and post application)
- The service is moving forwards without additional resources (that were recommended by the TRA review).
- Feedback on implementation of action plans

Financial Implications

None.

Corporate Priority 5.A Cleaner and Greener Environment

Officer Recommendations

The Cabinet is asked to note the contents of the report and confirm that the TRA planning review has been successfully completed.

**Report Author: Heather Morgan, Head of Planning and Housing Strategy
(01784) 446352**

Area of Responsibility: Nigel Lynn, Deputy Chief Executive (01784) 446300

Cabinet Member: Councillor Richard Smith-Ainsley

MAIN REPORT

1. BACKGROUND

- 1.1 Trevor Roberts Associates (TRA) were selected and employed to undertake an external review of the planning service in late 2009, as a result of a desire by the Leader to seek to improve the services offered to the local community. TRA undertook a comprehensive review of the development control service itself, but also looked at wider aspects of planning within the Council including planning committee, member involvement, as well as corporate awareness and understanding.
- 1.2 At the same time as the review was being undertaken the Council undertook a series of surveys to gain an external view of the service. These results were incorporated into the final TRA report.
- 1.3 The final report was received on 12 March 2010, and there were some 250 recommendations, principally covering processes and customer care issues. As a result, a series of action plans have been put in place to prioritise the recommendations. In order to ensure the action plans were delivered a Leaders Monitoring Group was set up. Their remit was to discuss on a monthly basis the progress being made in implementing the recommendations set out in the action plans. The Group challenged effectively and guided where necessary to ensure the changes were put in place.
- 1.4 Councillors have been updated on progress, and reports were considered by Cabinet in June and November 2010.
- 1.5 The focus of this report is to update members of the implementation of those changes.

The report summarised that:

“Many aspects of the Development Control service in Spelthorne are essentially sound” But it also concluded that:

The Development Control service is not structured or resourced to deal with "outcomes" i.e. to ensure that development is carried out as approved. Public confidence in the delivery of the service will only be achieved if resources are invested in dealing with complaints and by having effective development monitoring seen to be happening on the ground.”

- 1.6 The report also made it very clear that there was an urgent requirement for the service to become more responsive to the needs of its customers.
- 1.7 A copy of the full TRA review is available in the Members Room (and is available on the Council's website – planning home page).

2. KEY ISSUES

- 2.1 The key recommendations of the TRA review are set out below;
 - Focus on moving to Development Management rather than Development Control
 - The management structure needs to be changed to ensure that the administration and development monitoring aspects are properly managed.
 - A more rigorous approach to monitoring and managing processes, is needed

- There should be agreed priorities and regular reports on the wider level of as a means of informing the wider public of the work and achievements.
- Investment made in the use of ICT to speed up processes and reduce costs.
- A Development Monitoring and Compliance team is proposed to monitor development. This will require additional staff resources.
- Major revisions to the scheme of delegation to make it more understandable
- Improve public relations to demonstrate the contribution of the planning service to the community and to improve the understanding of the planning system.
- Urgent need for customer care training and member training on planning issues

2.2 The recommendations sought to ensure that the service was based on outcomes, rather than being purely oriented around the process of dealing with planning applications. There was the need for the service to be more outward looking, and more understanding of the expectations of the wider community.

2.3 The report suggested more focus was needed in monitoring development to ensure it is carried out as approved, and “up-skilling” the administrative staff to a higher technical level, freeing up valuable time at a more senior level. The report suggested both of these would require additional staff.

2.4 Ongoing planning training for councillors was also recommended, in particular on enforcement, to ensure that they were fully informed when making formal decisions at planning committee.

2.5 Since the TRA report was published, there has been a considerable tightening of the financial situation. Whilst the recommendations of the TRA review are still important they need to be viewed in the wider context. Service improvements in the future will need to be made within existing or reduced budgets.

3. OPTIONS ANALYSIS

3.1 To note that all the recommendations of the TRA review have been implemented, and agree the project is complete.

To note that all the recommendations of the TRA review have been implemented, but to suggest further improvements

4. PROPOSALS

The planning service has now completed implementing all the 250 recommendations of the TRA review. **Appendix 1** sets out in more detail how we have implemented all five of the key priorities, and a full commentary is given in the finalised action plans which are available in the members room. The key information is set out below:

Communication

4.1 We have focused much more closely on how we communicate and build relations with others internally and externally. This has been achieved through a focused training course for all staff, and quarterly liaison meetings with residents associations and planning agents.

- 4.2 The website has been comprehensively reviewed and updated to ensure information is readily accessible. We also have a 'latest news' section so the public can access information immediately on key planning issues on the borough.

All our letters have been reviewed with Communications to ensure they are more understandable (plain English).

Managing the service

Staff are now in two teams, with a principal officer taking responsibility for mentoring and giving advice as well as signing off delegated cases.

The assistant head of planning is now able to focus more on managing the service overall and on planning enforcement.

Resources

- 4.3 The TRA report suggested that additional resources were required within planning enforcement and support. . We have re-configured the planning support team and at the same time provided a permanent budget saving.

We have also looked again at our priorities and timescales for action in terms of planning enforcement. These have been altered and are achievable within existing budgetary constraints. We will continue to look at ways of being more proactive in this area.

Councillor Training

- 4.4 Enforcement training was given to Councillors in the autumn of 2010. New Councillors (post May 2011) have already received two training sessions and three more are planned by the middle of September. Councillors have also been encouraged to liaise closely with officers if they have any concerns of applications.

5. BENEFITS AND SUSTAINABILITY

- 5.1 Implementing the review has gone a long way to providing a planning service which is focused on dealing with outcomes, and is more outward looking. Officers believe that, as a result, we are starting to build a solid reputation with the wider community.

6. FINANCIAL IMPLICATIONS

- 6.1 Any future changes to the structure will be done within existing/reduced budgets. The Council has a PDG transition reserve which may need to be called on if required.

6.2 LEGAL IMPLICATIONS / OTHER CONSIDERATIONS

- 6.3 None.

7. RISKS AND HOW THEY WILL BE MITIGATED

- 7.1 None. The Action Plans were monitored by the Leader Monitoring Group.

8. TIMETABLE FOR IMPLEMENTATION

Not applicable.

**Report Author: Heather Morgan, Head of Planning and Housing Strategy
(01784) 446352**

Background Papers:

TRA review (Members Room and on the Council's website – planning home page)

Updated Action Plan (Members Room)

Appendix 1 – Key priorities completed

Cabinet report June 2010

Cabinet November 2010

TRA Planning Review – Update on Action Plans

Action Plans

Seven separate action plans were developed as a result of the recommendations set out in the TRA review. These are:

- 1 Structure/Flexibility/Capacity
- 2a High Quality Outcomes – Application processing
- 2b High Quality Outcomes – Validation and decision
- 2c High Quality Outcomes – Enforcement
- 3 Customer Interface
- 4 Staff Development
- 5 Corporate/Member involvement.

The actions in 2a, 2b and 2c are almost exclusively confined to internal improvements on the way the service operates procedurally.

The actions in 1, 3, 4 and 5 have a more corporate or customer focus, and will largely influence how the service is perceived by the wider community. It is in this area that our focus needs to be directed to first.

Top Priorities for delivery and update

These are not set out in any particular order of importance, but give a clear indication of the breadth of work that the service needs to do to achieve change.

Customer care/complaint handling training for staff **priority delivered**

A two day course was held for all staff within planning and housing strategy in mid September 2010. Four key values in providing customer care have been established by the team, which they are using to inform all the work they do.

The practical training given is being used by staff to listen more effectively to understand what people want, and to help deal with the more challenging customers.

Member training **priority delivered**

A get together session between planning staff and councillors was held on 21 July 2010. This was an opportunity for everyone to get to know each other in an informal setting. Staff have been attending recent training seminars to get to know new councillors

A full day member training session on planning enforcement took place on 18 October 2010. This was identified as the top priority by councillors.

Training programme for new councillors post May 2011 is underway. Three seminars have been held to date.

Additional resources for the service

will not be delivered

This is covered in the main body of the report. The service has nevertheless delivered the recommendations within existing resources.

Establish quarterly liaison meetings

priority delivered

The first quarterly meeting with the key residents associations and amenity groups took place on 20 September 2010. All the key parties were there. Decisions were made on the format and frequency of the meetings. The second part of the meeting focused on current issues/concerns and feedback on how we could improve communication and the website. There was a general consensus that the service provided was good but could always be improved.

We attended two evening meetings with individual residents associations to discuss the draft SPD on residential extensions and new development.

A meeting was also held on 4 October 2010 with key agents to discuss the draft SPD on residential extensions and new development. During the second half of the meeting we asked for their views on current issues/concerns with the service. They agreed that it would be useful to have a similar quarterly meeting with them to consider service improvements.

Meetings with residents associations and planning agents have continued in 2011 (January, May, September).

Customer Care

priority delivered

The service had a session on 6 October 2010 to discuss our core values in terms of customer care. Staff agreed that it is essential that we are consistent in the levels of service which we provide and that the approach we take to dealing with customers is the same across the service and the organisation as a whole. Knowledge was also important, and even where this was lacking staff felt it was very important to take ownership of an issue and find out who could help.

Staff agreed it was important that we listen to and understand peoples needs rather than automatically assuming what they are asking for is the right thing. Communication throughout the process with everyone (applicants, agents, neighbours, councillors) was seen as critical.

Letters to the public had been made more understandable and we are maximising email and phone to enable a timely response. We have reviewed our service in the light of our new four key values.

Update website to ensure it is customer focused **priority delivered**

The front pages of the website have been updated, in discussion with the communications team. Views were sought from the residents groups and planning agents who felt the changes were beneficial.

The headings have been simplified with the first one now headed 'viewing /commenting on a planning application'. The route to 'public access' which allows the public to view details of planning applications has also been simplified considerably.

Work has been completed on the individual pages of the website to make sure it is quick and easy to find the information people really want. Enforcement information has been updated (again in consultation with residents groups).

Produce a Service Commitment **priority delivered**

Service commitment and priorities for enforcement published on the website. This reflects the level of resources which the service has to deliver its main functions.

Comprehensive review of delegation **priority delivered**

A revised scheme of delegation based on an exceptions approach was agreed by Council 28 April 2011. Importantly this retains the ability of councillors to call in applications.

Amend Planning Code **priority delivered**

Revisions to the planning code were agreed at Standards Committee on 30 September 2010, and Full Council on 21 October 2010. The key issues which have been debated and updated relate to:

- (1) Pre-disposition of councillors to overturn an officer recommendation and the actions which should be taken when this occurs
 - (2) Communication between residents and councillors and the ability of councillors to take a leadership role in the community when on the Planning Committee
 - (3) Issues associated with multi-member wards
 - (4) The nature of pre-application discussions and the ability of councillors to engage with these discussions
 - (5) Role of ward councillors in appeals
- Technical questions at Planning

DENMAN DRIVE SITE INVESTIGATION
Cabinet: 20 September 2011
Resolution Required
Report of the Assistant Chief Executive
REPORT SUMMARY

How does the content of this report improve the quality of life of Borough Residents

By ensuring that the requirements of Council's Financial Regulations are met.

Purpose of Report

This report is to update Cabinet on the outcome of the site investigation and subsequent remediation of an open space in Denman Drive, and to seek confirmation of approval for the funding of the remediation works.

Key Issues

- The multi-phased contaminated land site investigation of the Denman Drive, Caroline Court, and Mayfield Avenue housing estate is now concluded.
- All houses and gardens have been found to be free of "significant" contamination.
- One open space was contaminated and required remediating to remove risks to human health.
- The organisation legally responsible for the remediation of the open space is in receivership. Therefore, the Council has had to remediate the open space itself.
- Department for Environment, Food and Rural Affairs (Defra) has agreed to pay for the whole cost of remediation and re-turfing of the open space.

Financial Implications

Once we receive the final Defra grant for the remediation, Spelthorne will have received a total of £343,097 from Defra covering the period since January 2006. This sum covers the total costs of the Denman Drive site investigation and remediation.

Corporate Priorities

A cleaner greener environment, Economic development

Officer Recommendations

Cabinet is asked to give retrospective capital approval for the remediation works carried out and for the remediation of the open space in Denman Drive which will be funded from Defra grant of the sum of £110,483.

Report author: Tracey Willmott-French, Environmental Health Manager (x.6271)

Area of responsibility: Liz Borthwick Assistant Chief Executive (x.6376)

Cabinet member: Councillor Robert Watts

MAIN REPORT

1. BACKGROUND

- 1.1 The Environmental Protection Act 1990 (the 'Act') defines 'contaminated land' as being any land that is so polluted that it is causing, or has the significant possibility of causing, significant harm to human health or the environment.

2. KEY ISSUES

Site Investigation Results

- 2.1 While elevated levels of substances have been identified across the site, no residential premises have been found to be so affected to warrant being classified as 'contaminated land'.
- 2.2 One open space was found to have such high levels of cyanide that it represented a significant risk of harm to human health and was therefore determined to be 'contaminated land' as defined by the Act.

Remediation Required

- 2.3 The open space was presenting a serious risk to human health, particularly to the children who play there. The area therefore required remediating.
- 2.4 The owners of open space are in-receivership and are unable to fund the remediation. The Council had no option other than to remediate the land itself in order to control the risk to human health.
- 2.5 The contamination in the open space area has now been removed; a special membrane has been put in place, followed by clean soils and turf.

3. LEGAL & FINANCIAL IMPLICATIONS / OTHER CONSIDERATIONS

- 3.1 The determination of the open space as 'contaminated land' has been made in response to the duties placed on the Council by the Act.
- 3.2 Approval to carry out the works was obtained from the Leader of the Council under section B24 of the Council's Financial Regulations.
- 3.3 Approval was obtained from the Leader to confirm capital approval for the remediation works in light of the knowledge that the Council has confirmation of £110,483 funding from Defra.
- 3.4 While the gross cost will be shown in the Capital Programme, it will be funded by Defra grant which means there will be no net cost to the Council.
- 3.5 Spelthorne will have obtained a total of £343,097 from Defra that covers the total costs of the Denman Drive site investigation and remediation.

4. PROPOSALS

- 4.1 In confirmation of the Leader of the Council's approval, Cabinet is asked to give retrospective approval for the remediation works to be carried out and for the temporary allocation of £110,483 for the costs of remediation of the open space at Denman Drive.

Report author: Tracey Willmott-French, Environmental Health Manager (X.6271).

Background papers: There are none.

TYRE CONTRACT RENEWAL
Cabinet: 20 September 2011
Resolution required
Report Deputy Chief Executive
REPORT SUMMARY

How does the content of this report improve the quality of life of Borough Residents

The Council's fleet of front line service vehicles provides statutory services such as refuse collection and street cleansing to residents of the borough.

Purpose of Report

The existing tyre contract has expired and needs to be tendered to ensure that we are getting best value and also to comply with the Council's Contract Standing Orders. The purpose of this report is to request delegated authority for the Head of Service to select the most economically advantageous tender for the supply of tyres to the Council's fleet of front line service vehicles

Key Issues

Tender timescale

Procurement rules / Contract Standing Orders

Council's fleet of new refuse collection/street cleansing vehicles

Financial Implications

There are no financial implications arising from this report, as the return of tenders has not taken place.

Corporate Priority A Safer Spelthorne, 5.A Cleaner and Greener Environment,

Officer Recommendations

The Cabinet is asked to delegate authority for the Head of StreetScene in consultation with the Portfolio Holder to select the most economically advantageous tender and enter into the contract with such tenderer

Report author: Jackie Taylor Head of StreetScene 01784 446418

Area of responsibility: Nigel Lynn Deputy Chief Executive 01784 446300

Cabinet member: Councillor Watts

MAIN REPORT

1. BACKGROUND

- 1.1 The existing tyre contract has expired, since the expiration date prices have been regularly monitored to ensure we were getting best value from our provider Tyrework Ltd. They have continued to service the fleet of vehicles at very advantageous prices which were originally tendered for in 2008.
- 1.2 The new tender specification has been prepared by the transport manager with assistance from legal services and will be advertised on the Council's website. Local and National suppliers will be advised that the advert has been placed.

2. KEY ISSUES

- 2.1 A contract was awarded for the supply of a new fleet of leased refuse & street cleansing vehicles in March 2011. The majority of the vehicles under this contract will be delivered to us during the week of 17 October and commence service during the week of 24 October. All new vehicles will have new tyres at the start of the vehicle contract.
- 2.2 There are no indications at present whether or not prices will come in higher than we have already budgeted for, but we expect them to reflect the current difficult economic climate and provide good value for money.
- 2.3 The return of the tenders will be on 9 September 2011 at which time officers will need to evaluate the bids.
- 2.4 The plan is to identify the preferred tenderer by 21 September 2011 with a contract start date of 1 October 2011. This will be before the Council's fleet of refuse collection vehicles for the new food waste service are delivered and used.

3. OPTIONS ANALYSIS

- 3.1 There are no options as we are required under the Council's Contract Standing Orders to tender for the goods and services.

4. PROPOSALS

- 4.1 To agree that the Head of Streetscene in consultation with the Portfolio Holder have delegated power to select the successful tenderer and award the contract for the supply of tyres. The decision on the selected tenderer be reported to the Cabinet in November 2011.

5. BENEFITS AND SUSTAINABILITY

- 5.1 Part of the evaluation process will be to evaluate the sustainability issues affecting end of life tyres.
- 5.2 Although Tyrework Ltd have provided a continued service for us since 2008 a fixed term contract is needed. This will ensure that the tyres on the Council's fleet of vehicles are checked and maintained to a specific standard to ensure continuity of service delivery to the residents of the borough.

6. FINANCIAL IMPLICATIONS

- 6.1 There are none at present as the contract has not been awarded or evaluated.

7. LEGAL IMPLICATIONS / OTHER CONSIDERATIONS [

- 7.1 Contract Standing Orders state that the contract must be advertised and tendered. The Contract Standing Orders also state that a select list of suppliers should be sought and this select list approved by Cabinet. In order for the contract being in place for the new vehicles and due to the committee cycles this is not possible.
- 7.2 In order to ensure that the contract starts on the 1 October, all tenders received will be evaluated, there will be no shortlist stage. The evaluation will include the criteria which is usually used for compiling a select list e.g. financial standing. This will be used alongside a price quality evaluation. The main emphasis is on the cost.
- 7.3 Cabinet is authorised to waive Contract Standing Orders for this value contract and therefore it is asked whether the delegation can be approved so that the tender can proceed in one stage to ensure that the contract is in place for the 1 October.
- 7.4 The terms of the contract have been drafted by Legal services.

8. RISKS AND HOW THEY WILL BE MITIGATED

- 8.1 It is important to have a new contracted supplier to ensure continuity of service.
- 8.2 There is a possibility that tender submissions may be low but this has been mitigated by involving smaller local & national companies to bid. Early indications are that there are a number of companies wanting to submit a tender including our current supplier

9. TIMETABLE FOR IMPLEMENTATION

- 9.1 The timetable for implementation is as follows
- 23 August 2011 Invitation to tender
 - 9 September 2011 Tender return date
 - 10-19 September 2011 Tender Evaluation and Clarification
 - 21 September 2011 Award of Contract
 - 1 October 2011 Contract Start date

Report author: Jackie Taylor Head of StreetScene 01784 446418

Background papers: There are none

