



**To:**  
**All members of the**  
**Development Sub-Committee**

*Please reply to:*  
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Date: 20 September 2023

## Supplementary Agenda

### **Development Sub-Committee - Monday, 25 September 2023**

Dear Councillor

I enclose the following items which will be presented for the Development Sub-Committee meeting to be held on Monday, 25 September 2023:

**6. Mixed Use Development Delivery Options, for Council Owned Land and Property Including Public Car Parks 3 - 28**

To receive a presentation on mixed use development delivery options for council owned land and property including public car parks.

Yours sincerely

Karen Wyeth  
Corporate Governance

To the members of the Development Sub-Committee

Councillors:

H.R.D. Williams (Chair)  
S.N. Beatty (Vice-Chair)  
M. Beecher  
M. Bing Dong

T. Burrell  
R. Chandler  
M. Gibson  
K. Howkins

N. Islam  
L. E. Nichols  
J.R. Sexton

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Substitute Members: Councillors: C. Bateson, J.T.F. Doran, S.M. Doran, S.A. Dunn,  
A. Gale, M. Arnold and K. Rutherford

# Development delivery options on Council owned land & car parks

Development Sub-Committee  
25 September 2023

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Agenda Item 6



# Key Objectives – what do we need to achieve this evening?

Report to CPRC on 16 October to include:

## A direction of travel for each site

- establish whether to progress a comprehensive mixed use phased masterplan development strategy for Staines or single site approach?
- identify potential delivery options for Council owned sites not included as part of a comprehensive Masterplan



## Timescales, Considerations and next Steps

- understanding that these will be different and for each site but will include:
- Council aspirations on uses and densities
- financial viability
- public engagement
- planning
- market appetite for Council aspirations

## Establish principles for mitigating holding costs

- these include financing & general property costs
- temporary lettings



# Key considerations



- Council needs to consider alternative delivery mechanisms that will deliver its development aspirations
- **what are the most important priorities:** outcomes i.e. densities/housing tenure? Risk?

Page 5 Control? Income? Capital Receipts? A site-specific agenda?

adverse Impacts - potential write downs from Capital to Revenue Account if planning consents not granted (fee/holding costs £10m+).

- statutory requirement to achieve best value
- Benwell House Phase 2 & AMSCP - should these applications be withdrawn or paused so DSC can review its vision for these sites after next CPRC?



# Opportunities

DSC & Council to consider new vision and aspirations for its landholdings.

Staines - Council's comprehensive land holdings provides new Administration with an opportunity to deliver their own viable strategy aspirations.

**Other sites** - Councillor led input into designs/densities to address their concerns and aspirations.

Collaborative outcomes led approach by Councillors towards delivering viable housing, mixed use regeneration aspirations.

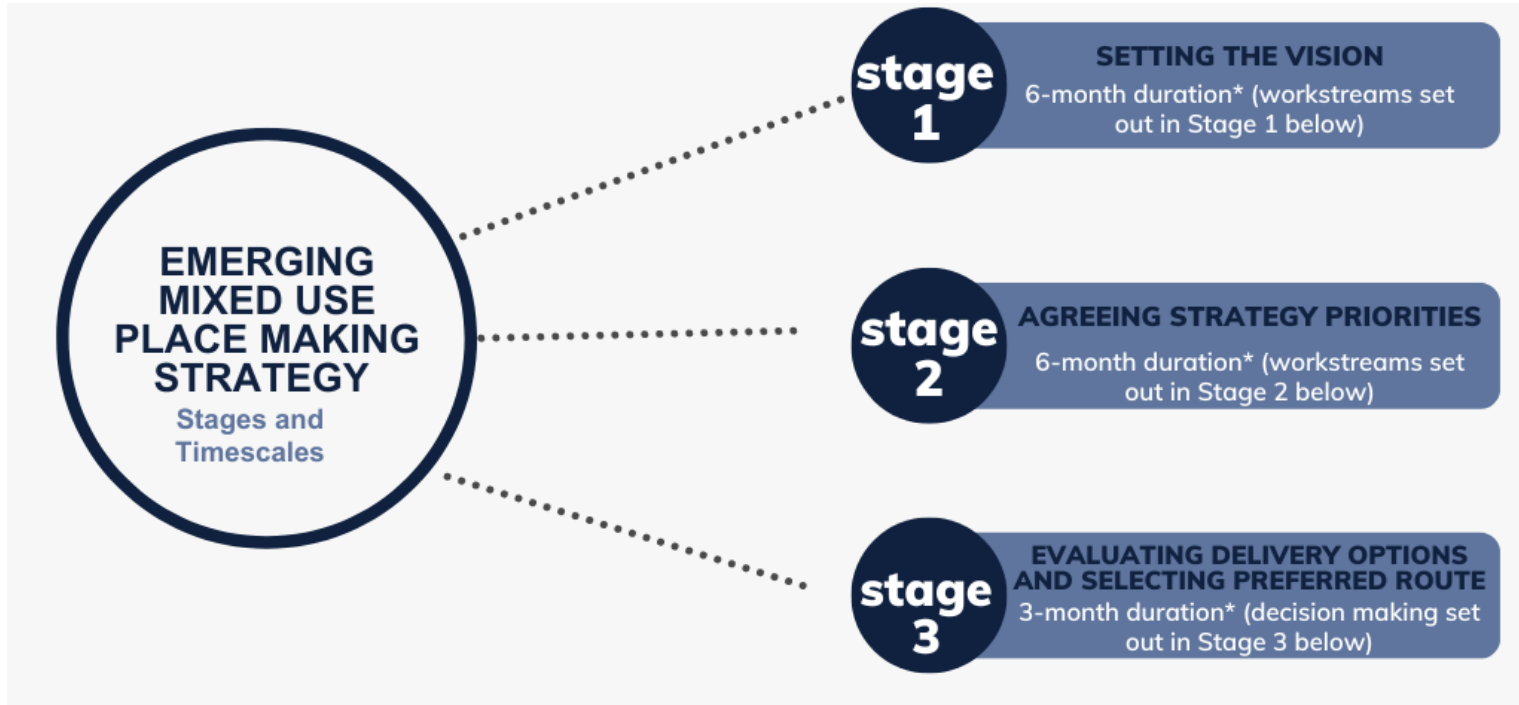
Council Control & Risk Management Mechanisms for partnership led delivery.

Considered disposals to maximise receipts and allow receipts to be recycled where appropriate.

**a roadmap for considering alternative delivery mechanisms....a route to a better future**



# Emerging mixed use Place Making strategy – stages and timescales



\*timescales are indicative and will be confirmed in the project plan timetable





Strategy Priorities

What aspects of the vision are deliverable

Financial viability

'Use' priorities

Local plan:  
planning approval

Public engagement

Market appetite

Post completion outcomes –  
Capital or revenue

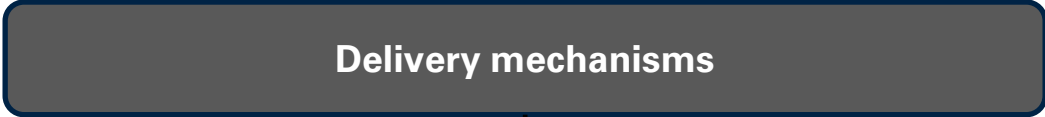
Decision on strategy

Council approval

Delivery mechanisms



# Delivery Options



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