



**To:**  
**All members of the**  
**Cabinet**

*Please reply to:*  
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Date: 16 September 2020

## Supplementary Agenda

### **Cabinet - Wednesday, 23 September 2020**

Dear Councillor,

I enclose the following items, one of which was marked 'to follow' and the other is an updated version of the report on the agenda for the Cabinet meeting to be held on Wednesday, 23 September 2020:

**8. Recommendations from the Property and Investment Committee 3 - 26**  
**Councillor J.R. Boughtflower**

To consider any recommendations from the Property and Investment Committee arising from its meeting held on 16 September 2020.

#### **Reason for exemption**

The report and appendices attached to the recommendation contain exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006 Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because, disclosure to the public would prejudice the financial position of the authority in the bidding process for the site by allowing other bidders to know the position of the Council. This in turn prejudices the Council by (i) distorting the bids process and (ii) prejudicing the opportunity for the Council to acquire a site in order to enable regeneration in the Borough.

**Spelthorne Borough Council, Council Offices, Knowle Green**

**Staines-upon-Thames TW18 1XB**

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**20. Exempt Report - Ceaser Court Phase 2 - Construction Costs – Updated report**

**27 - 42**

**Councillor J. McIlroy**

To consider an exempt report and make a recommendation to Council on an increase in the spend for construction works to provide an additional 34 residential units and community space on the ground floor.

**Reason for exemption**

This report contains exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006 Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because, disclosure to the public would prejudice the financial position of the authority in obtaining best value and agreeing final contract terms with the preferred bidder. If the underbidders bids were to become public knowledge then this may put the Council in a position where they are vulnerable to a renegotiation with the preferred bidder.

Yours sincerely

Gillian Scott  
Committee Services

To the members of the Cabinet

Councillors:

J.R. Boughtflower  
J. McIlroy  
M.M. Attewell

R.O. Barratt  
S. Buttar  
R. Chandler

A.J. Mitchell  
R.J. Noble

**Recommendation of the Property and Investment Committee**

**from its meeting held on 16 September 2020**

**1. Exempt report – Acquisition AA – Key Decision**

- 1.1 The Property and Investment Committee considered an exempt report (attached) on the acquisition of a site for strategic regeneration within the Borough.
- 1.2 The Committee noted that this regeneration acquisition directly supports the Council's longer term sustainability vision for the town centre, enabling reduced reliance on mainstream retail and a transition towards more diversified uses including residential. Moreover, it enables the Council to attain control of a key High Street unit that is currently integrated and focal to the shopping centre, and strategically important to the wider Staines-upon-Thames town centre and the Council's regeneration aspirations. The acquisition provides a long term residential led, mixed-use development opportunity for the Council.
- 1.3 The Committee considered and rejected the alternative option to agree not to acquire the asset.

**1.4 The Property and Investment Committee recommends that Cabinet:**

1. Approve the acquisition of the site for strategic regeneration within the Borough;
2. Agree the offer submitted for the acquisition, and authorises the Chief Executive in consultation with the Chief Finance Officer, the Leader and the Cabinet Member for Finance to undertake any necessary subsequent negotiations (including a further bid if required) and complete the acquisition of the asset;
3. Authorise the Chief Finance Officer to decide (i) the most financially advantageous funding arrangements for the purchase, (ii) the most tax efficient method of holding the asset, and overall to ensure the acquisition is prudentially affordable; and
4. Authorise the Head of Corporate Governance to enter into any legal documentation necessary to acquire the asset.

Councillor John Boughtflower  
*Leader of the Council*

**23 September 2020**

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