

To:
All members of the
Development Sub-Committee

Please reply to:
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Date: 03 August 2021

Supplementary Agenda

Development Sub-Committee - Monday, 9 August 2021

Dear Councillor

I enclose the following items which were marked 'to follow' on the agenda for the Development Sub-Committee meeting to be held on Monday, 9 August 2021 and also details of the items deferred from the meeting held 26 July 2021:

- | | |
|---|---------------|
| 2. Minutes | 3 - 4 |
| To confirm as a correct record the minutes of the meeting held on 26 July 2021 – to follow. | |
| 4. Council Developments | 5 - 6 |
| To consider the six propositions put forward by Councillor Nichols relating to Council developments. | |
| a) Items Carried Forward from Previous Development Sub-Committee Meeting | 7 - 48 |
| To consider the following items deferred from the Development Sub-Committee held on 26 July 2021: | |
| <ul style="list-style-type: none">- Benwell House Phase 2 – Construction Costs- Development Project Update | |

Yours sincerely

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Karen Wyeth
Corporate Governance

To the members of the Development Sub-Committee

Councillors:

J.T.F. Doran
H. Harvey

L. E. Nichols
R.J. Noble

R.A. Smith-Ainsley

Minutes of Development Sub-Committee

26 July 2021

Present:

Councillor J.T.F. Doran
Councillor H. Harvey
Councillor L. E. Nichols
Councillor R.J. Noble

Apologies:

Councillor R.A. Smith-Ainsley

256/21 Disclosures of Interest

Apologies for absence were received from Councillor Smith-Ainsley.

257/21 Election of Chairman

Proposed by Councillor Harvey
Seconded by Councillor Noble

Resolved that Councillor L Nichols chair the remainder of the meeting.

258/21 Nomination for Chairman and Vice-Chairman of the Development Sub-Committee for the remainder of the Municipal year

It was moved by Councillor Harvey and seconded by Councillor Nichols that this item be deferred pending feedback from the Independent Remuneration Panel in respect of Members' allowances for the Chair and Vice-Chair of this Committee.

259/21 Exclusion of Public and Press (Exempt Business)

Councillor Nichols expressed concern that some items on the agenda were scheduled to be heard in a closed session as most of the information contained in the reports was already in the public domain and it would be in the public interest to discuss them in an open forum .

The Monitoring Officer advised that the financial information contained within the reports would need to be discussed in a closed session. The Committee agreed to hear each item in public unless a vote was taken to hear it in private.

It was proposed by Councillor Nichols and seconded by Councillor Harvey and **Resolved** to move the exclusion of the Press and Public for the next item on the agenda, Ashford Multi-Storey Car Park, in view of the likely disclosure of exempt information within the meaning of Part 1 of Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) Act 1985 and by the Local Government (Access to information) (Variation) Order 2006.

260/21 Development project update

The Committee agreed to defer this item to the next meeting on 09 August 2021.

261/21 Ashford Multi-Storey Car Park - Key Decision

The Committee considered an exempt report on the Ashford Multi-Storey Car Park and **resolved** to :

- 1) approve the budget up to the feasibility stage of the process, and
- 2) authorise the Group Head of Corporate Governance to enter into any legal documentations necessary to implement the design team appointments

262/21 Benwell House Phase 2 - Construction Costs - Key Decision

The Committee agreed to defer this item to the next meeting on 09 August 2021.

263/21 Staines Health and Wellbeing Centre - UPDATE

The Committee received an update from the Group Head Regeneration and Growth and **resolved** to:

1. note the report and the current position on the creation of a potential new Staines Health and Wellbeing centre;
2. note that if the preferred site chosen is on land in Council ownership that a further report will come to the Development Sub Committee.

The following information is to be provided and agreed by the sub-committee before a Council development can move forward. This information to be updated as appropriate and reviewed for each stage approval.

1. A clear statement of the objectives of the development. This would include such things as the nature of development (residential, retail or whatever), the expected level of affordable housing, the nature of the housing tenure and expected profit. Any changes to the parameters to be advised to the sub-committee as soon as they are identified or suggested.
2. SBC specific costing models to be created for each development which would detail the internal viability and allow for sensitivity analysis as parameters change eg interest rates, construction costs and rent adjustment. The model must be agreed by Assets, Finance and KGE.
3. A Term sheet must be in place and agreed by the sub-committee, Assets, Finance and KGE. This will provide the indicative terms of any transfer of a development to KGE and at any point in time represent the best available estimate of what will be delivered.
4. Evidence of consultation with residents, including a summary of outcome.
5. Responses and observations from local councillors to the proposed developments. These will be minuted at the point that a decision is taken, including any failures to respond. It is expected that all local councillors should record their opinion and that this should form part of the public record.
6. Statement of confidentiality requirements for a development. The assumption should be in favour of publication of information unless disclosure could threaten the successful completion of the project. Confidential items should be made public once the reason for the exemption has passed.

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