



**Spelthorne
Borough Council**

Reconvened Council Meeting
Thursday, 29 October 2020



23 October 2020

Please reply to:

Contact: Gill Scott

Direct line: 01784 444243

E-mail: g.scott@spelthorne.gov.uk

To the Councillors of Spelthorne Borough Council

I hereby summon you to attend the reconvened meeting of the Council to be held remotely via Skype for Business video conferencing on **Thursday, 29 October 2020** commencing at **6.00 pm** for the transaction of the following business, which was adjourned from the meeting held on 22 October 2020.

Daniel Mouawad
Chief Executive

Councillors are encouraged to wear their badge of past office at the Council meeting.

Councillors are reminded to notify Committee Services of any Gifts and Hospitality offered to you since the last Council meeting so that these may be entered in the Gifts and Hospitality Declaration book.

AGENDA

Description Page nos.

1. Apologies for absence

To receive any apologies for non-attendance.

2. Disclosures of Interest

To receive any disclosures of interest from those Councillors present at this reconvened meeting, who were not present at the meeting held on 22 October 2020, in accordance with the Council's Code of Conduct for Members.

3. Motions

To consider those motions received from Councillors in accordance with Standing Order 19 which were adjourned from the meeting held on 22 October 2020.

Motion 3

"This Council notes: The publication by Government of the White Paper, Planning for the Future on 6 August 2020, which set out proposals on reforms to the planning process for the future.

This Council believes:

1. That existing planning procedures, as currently administered by our own team, allow for local democratic control over future development, and give local people a say in planning proposals that affect them.
2. That proposals for automatic rights to build in growth areas, and increase permitted development rights, risk unregulated growth and unsustainable communities.
3. That local communities must be in the driving seat on shaping the future of their communities, and local determination of the planning framework and planning applications play an important part in this process.

And this Council resolves to:

1. Take part in the consultation on the planning proposals, and to make representations against the proposals as outlined in this motion.
2. Write to and lobby our Member of Parliament, urging him to oppose these proposals and to circulate the reply to members.
3. Highlight its concerns over these proposals with the public and local residents.

This Council is concerned that the proposals seek to:

1. Reduce or remove the right of residents to object to applications near them.
2. Grant automatic rights for developers to build on land identified for

growth.

3. Remove section 106 payments for infrastructure and their replacement with a national levy.

The vast majority of planning applications are given the go ahead by local authority planning committees, with permission granted to around 9 out of 10 applications.

And research by the Local Government Association has said that there are existing planning permissions for more than one million homes that have not yet been started.

This Council further notes: The Royal Institute for British Architects called the proposals shameful and which will do almost nothing to guarantee delivery of affordable, well-designed and sustainable homes. RIBA also said that proposals could lead to the next generation of slum housing. The reforms are opposed by the all-party Local Government Association, currently led by Conservative Councillors.”

Proposed by Councillor B.B. Spoor

Seconded by Councillor T. Fidler

Motion 4 - disallowed

Motion 5

"According to the Royal College of Physicians an estimated 40,000 deaths a year in the UK are linked to air pollution, with engine idling contributing to this. Engine idling can release 150 balloons worth of exhaust emissions in just one minute.

As stated by the RAC “(t)hese fumes contain a number of harmful gasses including carbon dioxide, which is bad for the environment and contributes towards climate change, as well as a range of other harmful gasses including nitrogen dioxide, carbon monoxide and hydrocarbons which are linked to asthma and other lung diseases.”

As a Council that wishes to improve air quality across the borough, this council herewith decides to:-

- a) Declare a Borough-wide “Clean Air and no idling zone” by 1st January 2021,
- b) encourage all residents and businesses to stop engine idling in the Borough through awareness-rising in Council publications, communications and as part of a general awareness campaign pointing out the harm of idling and that engine idling is already liable for a penalty notice under existing legislation,
- c) encourage and assist schools, businesses, and other partners in the Borough to highlight the health hazards and environmental impact of idling and to take measures to combat idling through signage and other measures,
- d) write to Surrey County Council urging the Council to proactively address and combat idling as a matter of urgency including through the implementation of a Traffic Regulation Order to this effect, increased use of custom signage, idling penalties and increased enforcement

resourcing for monitoring of idling hotspots including in busy shopping areas, car parks, near schools and in residential areas.

e) Write to the Government urging for a substantial increase in fines for stationary idling and repeat idling through legislative reform and statutory operational guidance to authorities.

f) Work with other local authorities to learn from best practices and work together for legislative reform."

Proposed by Councillor J. Doerfel

Seconded by Councillor T. Lagden

Motion 6

Climate Emergency Motion

Spelthorne Borough Council herewith

1. declares a climate emergency immediately.
2. decides to commission a detailed study by the end of this year identifying practical steps, precise targets and concrete courses of action that can achieve carbon neutrality as soon as possible,
3. decides to network with other local authorities and the Local Government Association with a view to learning from best practices by other Councils that have adopted carbon neutrality targets and/or other measures mitigating the effects of Climate Change,
4. decides to establish a Climate Change Citizens Assembly for residents to help address our climate emergency before the end of the year with the first meeting to be held remotely in January 2021.

Proposed by Councillor J. Doerfel

Seconded by Councillor V. Siva

4. Questions on Ward Issues

The Leader, or his nominee, to answer a question from Councillor S. Dunn on an issue in her Ward, adjourned from the meeting held on 22 October 2020. The written response provided in advance of the adjourned meeting is attached.

13 - 14

Question from Councillor S. Dunn

"Sunbury Leisure Centre Pool has been closed indefinitely since Lockdown. We have been liaising with Officers to ensure that residents can be informed of updates and we understand more information from a structural report will be due in early November. Once the report establishes the findings and exact costings, to return Sunbury Leisure Centre Pool to full operation, a timeline can be published.

In the meantime, can this Administration agree with us that Sunbury Leisure Centre is an important Community asset and commit to investment to reopen the facility as early as possible including future proofing to improve the Centre for many years to come"

5. General questions

15 - 22

The Leader, or his nominee, to answer questions from Councillors on matters affecting the Borough, adjourned from the meeting held on 22 October 2020.

The written responses provided in advance of the adjourned meeting are attached.

Question 1 – Councillor Robin Sider BEM

“Will the Leader and members of the council join me in congratulating the Council on being awarded the ‘Silver Award ‘ as part of the Ministry of Defence Employers Recognition Scheme, an award for organisations that pledge, demonstrate and advocate support to the Armed Forces community, and align their values with the Armed Forces Covenant. And will the council also note the hard work undertaken by Kamal Mehmood, the council’s Armed Forces Partnership Manager and the Council’s Communication team in order to achieve such a high and prestigious award.”

Question 2 – Councillor Robin Sider BEM

“The annual South and South east in Bloom competition is designed to encourage councils, residents and businesses to work together to improve the local environment and make towns and cities greener and cleaner for everyone. That said, will the Leader and all members of this council join me in congratulating Head of Neighborhood Services and her staff on achieving a magnificent result by way of Staines, Ashford and Sunbury cemeteries all being awarded gold, and the Sunbury Walled Garden also striking gold in the Small Park category.”

Question 3 – Councillor Dick Smith-Ainsley

“In the announcements made by the Leader at his first council meeting on 30th July he stated the following regarding Task Groups:-
“Full details of this group (a Multi-Party Task Group on Governance) and all the other Task Group will be published in the next few days.”

Since then all efforts to find out the details of these Task Groups has been met with a wall of silence.

Why, two and a half months after he promised the details is the Leader deliberately withholding this information?”

Question 4 – Councillor Dick Smith-Ainsley

“Leader of Spelthorne Borough Council Cllr John Boughtflower has made various statements which have been published on the council web site.

He stated on 17th August "When elected as leader, I promised that there would be an increase in cross-party working and, just over a month on, this administration is demonstrating that actions speak louder than words.”

At the same time the Deputy Leader, Cllr McIlroy stated with regard to the New Local Plan working party "Not only will this be the first of the new administration's promised cross-party engagement groups but, as it regards the New Local Plan which is so important to residents, it is arguably one of the most significant working groups for our Borough. This group will lead the way to prove co-operative *working over politics for the benefit of our residents*.

The emphasis on "co-operative *working over politics for the benefit of our residents*" is significant.

Can the Leader explain why he has decided to deliberately exclude every single member of the United Spelthorne Group, which is the second largest opposition group on the council from every one of his cross party working groups including the New Local Plan working party described by the Deputy Leader as "one of the most significant working groups for our Borough" and how can he justify that the group "will lead the way to prove co-operative *working over politics for the benefit of our residents*." when everyone can clearly see that actions do indeed speak louder than words and that petty politics is front and centre of his working party selection criteria, over and above any thought about the benefits to our residents?"

Question 5 – Councillor Helen Harvey

"Following the recent 'Lichfields' report re housing needs across the country, if their new methodology is adopted then there will be a reduction in Spelthorne's housing need requirement from 606 to 489 homes per year (due, perhaps in part, to the effective lobbying of the MHCLG by Cllr Harvey, Cllr Beardsmore and Strategic Planning Officers directly to the ministry commencing Nov 2019), this means c.1700 less residential units would be required to be built over the 15 year period of the new Local Plan. In the recent consultation it was identified that c.1650 units would need to be accommodated on Green Belt, there is now seemingly no need to build on any Green Belt in Spelthorne.

Given this, and widespread opposition from residents, will the 'leader' confirm that his new administration will remove any proposals to build on our Green Belt from the new Local Plan and furthermore any other developer application to build on our Green Belt will not be supported by Conservative members?"

Question 6 – Councillor Helen Harvey

"I am concerned by the apparent delays in progressing our key residential developments in particular at Ceaser Court II and Thameside House. I estimate that every month of delay costs the tax paying residents of Spelthorne c.£25k. How do you plan to recoup these losses and what action will you take to ensure that the Borough is not unnecessarily exposed to the anticipated increase in build costs post Brexit transition?"

Question 7 – Councillor Ian Harvey

“Can the “leader” please unequivocally condemn the recent leak of the KPMG “Counsels Opinion” extract outside the four Councillors it was sent to, including to an investigative journalist, and also condemn previous leaks of confidential documents, discussions or information, including for example from Cabinet and Cabinet Briefing meetings? Will the “leader” please ask the Chief Executive to immediately commission an in depth investigation to find those responsible, and support the strongest possible disciplinary action against those identified as responsible? Does he agree that any Councillor found responsible should be required to resign immediately?”

Question 8 – Councillor Ian Harvey

“Following the oil slick that devastated the coast of our twinned District of Grant Port Mauritius at the end of July can the “leader” outline the messages of support that he has sent to his peer, Grand Port Council Chairperson Vinay Harcharan, and responses received?”

Question 9 – Councillor Ian Harvey

“Can the “leader” please confirm that he now understands that the “Leader of the Council” does not, as he has stated, have a sole and unfettered mandate to spend multi hundred millions of pounds of Spelthorne Council money? Will he please state this publicly, and withdraw his previous misleading comments accordingly?”

Question 10 – Councillor Helen Harvey

“During the Cabinet meeting of 23rd September; which I attended, you considered the exempt report Ceaser Court 2 construction costs Key Decision. No discussion at all took place between Cabinet members and the motion carried was to pass the decision to the next Full Council for all members to vote on. Yet the unapproved minutes state the following:

‘Subject to officers providing some additional information and clarification within the report, with such information and technical clarification being provided to the Leader and Deputy Leader prior to publication on 22nd October.’

This was not actually said in the meeting and did not form part of the Cabinet paper.

Mysteriously this urgent matter is missing from the Full Council Agenda published 14th October!

The Cabinet papers advised that the planning application was expected to be determined in Oct/Nov. Indeed the current status of the planning application is that the application is under review, awaiting further information from the applicant to address the unresolved planning issues which are - the required pedestrian crossing, proposed use of the ground floor space and quantum of Affordable Housing which I

understand are very close to soon being resolved.

1. Why is this Key Decision missing from this Full Council Agenda?
2. What is this 'additional information' ?
3. This Key Decision was abdicated by Cabinet and the responsibility passed to all members therefore we should be consulted and our agreement reached if this Key decision is not to be heard in the 22nd October Full Council. Can the leader justify his actions in omitting this agenda item?
4. Please can officers clarify what are the financial and other risks to the project of not making this decision on 22nd October Full Council?"

Question 11 – Councillor Jan Doerfel

“How does the council leadership consider that releasing green belt in the local plan is consistent with having declared a climate emergency?”

6. Exempt Business

To move the exclusion of the Press/Public for the following item, 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.

7. Recommendations of the Cabinet

To consider the recommendations of the Cabinet from its meeting on 23 September 2020 in relation to the following two items: 23 - 24

a) Replacement of Spelthorne Leisure Centre

Reason for partial exemption

25 - 58

Appendix 5 to the 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 the tendering process for a developer to build the new leisure centre, allowing tenderers to know the Council's estimated costs and budget for this development. This in turn prejudices the Council by (i) distorting the tendering process and (ii) prejudicing the opportunity for the Council to get the most financially advantageous deal for building the new centre.

b) Exempt Report - Victory Place Construction Costs - Key Decision

Reason for exemption

59 - 68

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 agreeing final financial and contract terms with the preferred bidder. If the bids were to be made public then it may make the Council vulnerable to a renegotiation with the preferred bidder.

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Council – 22 October 2020

Item 18. Ward Issue Questions

Question from Councillor S. Dunn

“Sunbury Leisure Centre Pool has been closed indefinitely since Lockdown. We have been liaising with Officers to ensure that residents can be informed of updates and we understand more information from a structural report will be due in early November. Once the report establishes the findings and exact costings, to return Sunbury Leisure Centre Pool to full operation, a timeline can be published.

In the meantime, can this Administration agree with us that Sunbury Leisure Centre is an important Community asset and commit to investment to reopen the facility as early as possible including future proofing to improve the Centre for many years to come”

Response from the portfolio Holder for Leisure Services, Councillor R. Chandler

“This Administration certainly agrees that Sunbury Leisure Centre is an important community asset. We are committed to providing high quality leisure facilities for our residents and, as Spelthorne Council has the lease to the leisure centre building until 2038, we will continue to invest in this facility to ensure that it meets the needs of our residents. Unfortunately, at present the pools at the centre remain closed, although the rest of the centre is open for other sports and fitness use.

During lockdown it became evident that there were significant structural issues to the both the main pool and the teaching pool, the cause of which is still under investigation. The Council is currently working with a specialist company to determine the extent of the damage and what caused the issue. Core samples have been taken from the pool tanks and we are pushing for an interim analysis report before the end of the month to enable us to begin the procurement process.

This is unfortunately taking longer than it usually would due to COVID restrictions and limited technicians in the testing laboratory. The Council have been told to expect a detailed specialist report in November. The position with insurance will remain unknown until the cause can be determined and the Council will then need to establish responsibility. The likely cost for repairs is currently estimated at between £250,000 and £500,000 and if the Council is responsible for any of these costs a full report will be submitted to Cabinet for consideration.”

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Council – 22 October 2020

Item 19: General Questions and Responses

Question 1 – Robin Sider

“Will the Leader and members of the council join me in congratulating the Council on being awarded the ‘Silver Award ‘ as part of the Ministry of Defence Employers Recognition Scheme, an award for organisations that pledge, demonstrate and advocate support to the Armed Forces community, and align their values with the Armed Forces Covenant. And will the council also note the hard work undertaken by Kamal Mehmood, the council’s Armed Forces Partnership Manager and the Council’s Communication team in order to achieve such a high and prestigious award.”

Response from the Leader, Councillor J.R. Boughtflower

“Thank you, Cllr Sider. We are delighted that the Council has been recognised for the measures that have been put in place to support the Armed Forces Community. I understand that Spelthorne Borough Council is only the second authority in Surrey to have received this accolade and I would like to join you in congratulating everyone involved for their hard work and commitment in achieving this prestigious award.

I would like to take this opportunity to affirm our commitment to the Armed Forces Community, the Armed Forces Covenant and looking forward, to achieving the Gold standard.”

Question 2 – Robin Sider

“The annual South and South east in Bloom competition is designed to encourage councils, residents and businesses to work together to improve the local environment and make towns and cities greener and cleaner for everyone. That said, will the Leader and all members of this council join me in congratulating Head of Neighborhood Services and her staff on achieving a magnificent result by way of Staines, Ashford and Sunbury cemeteries all being awarded gold, and the Sunbury Walled Garden also striking gold in the Small Park category.”

Response from the Leader, Councillor J. R. Boughtflower

“Thank you Cllr Sider and I join you in congratulating Jackie Taylor and the rest of the Neighbourhood Services Team for their hard work and commitment in achieving these prestigious awards.

I am aware that these awards are not easily won and when you consider that the borough achieves these year on year, it shows that the high standards are there for our residents and visitors to appreciate all year round, and as you have said, improves our environment for all to enjoy.

Well done to all who have made a difference and made Spelthorne a Gold winner again in the South & South East in Bloom Awards.”

Question 3 – Dick Smith-Ainsley

“In the announcements made by the Leader at his first council meeting on 30th July he stated the following regarding Task Groups:-

“Full details of this group (a Multi-Party Task Group on Governance) and all the other Task Group will be published in the next few days.”

Since then all efforts to find out the details of these Task Groups has been met with a wall of silence.

Why, two and a half months after he promised the details is the Leader deliberately withholding this information?”

Response from the Leader, Councillor J. R. Boughtflower

“Thank you Cllr Smith-Ainsley. The details of the task groups are not being deliberately withheld. The composition of the task groups and the number of the groups are still being finalised and will be published as soon as possible.”

Question 4 – Dick Smith-Ainsley

“Leader of Spelthorne Borough Council Cllr John Boughtflower has made various statements which have been published on the council web site.

He stated on 17th August "When elected as leader, I promised that there would be an increase in cross-party working and, just over a month on, this administration is demonstrating that actions speak louder than words.”

At the same time the Deputy Leader, Cllr McIlroy stated with regard to the New Local Plan working party "Not only will this be the first of the new administration's promised cross-party engagement groups but, as it regards the New Local Plan which is so important to residents, it is arguably one of the most significant working groups for our Borough. This group will lead the way to prove co-operative *working over politics for the benefit of our residents*.

The emphasis on “co-operative *working over politics for the benefit of our residents*” is significant.

Can the Leader explain why he has decided to deliberately exclude every single member of the United Spelthorne Group, which is the second largest opposition group on the council from every one of his cross party working groups including the New Local Plan working party described by the Deputy Leader as “one of the most significant working groups for our Borough” and how can he justify that the group “will lead the way to prove co-operative *working over politics for the benefit of our residents*.” when everyone can clearly see that actions do indeed speak louder than words and

that petty politics is front and centre of his working party selection criteria, over and above any thought about the benefits to our residents?”

Response from the Leader, Councillor J.R. Boughtflower

“Thank you Cllr Smith-Ainsley, I have selected the Councillors to be on the task groups and have included Councillors from all the different political Parties and the Independent Councillors of groups or individual members, as follows:

Cllr Sexton: KPMG working group
Cllr Brar: Climate Change Task Group
Cllr Beardsmore: Local Plan Task Group
Cllr Salliagopoulos: Staines development group
Cllr Cornes: Staines development group

As you well know, as you were part of the previous administration, the then leaders’ task group had previously only been for the few and not open to many more members as it is now.”

Question 5 – Councillor Helen Harvey

“Following the recent ‘Lichfields’ report re housing needs across the country, if their new methodology is adopted then there will be a reduction in Spelthorne’s housing need requirement from 606 to 489 homes per year (due, perhaps in part, to the effective lobbying of the MHCLG by Cllr Harvey, Cllr Beardsmore and Strategic Planning Officers directly to the ministry commencing Nov 2019), this means c.1700 less residential units would be required to be built over the 15 year period of the new Local Plan. In the recent consultation it was identified that c.1650 units would need to be accommodated on Green Belt, there is now seemingly no need to build on any Green Belt in Spelthorne.

Given this, and widespread opposition from residents, will the ‘leader’ confirm that his new administration will remove any proposals to build on our Green Belt from the new Local Plan and furthermore any other developer application to build on our Green Belt will not be supported by Conservative members?”

Response from the Deputy Leader, Councillor J. McIlroy

“Thank you, Cllr Mrs Harvey. Whilst I note you refer to previous lobbying, I can advise that a recommendation to Cabinet to look at housing numbers afresh has been reached by the newly constituted Local Plan Task Group which was set up by the new administration. Under my chairmanship, the officers have undertaken a lot of work on whether or not there was a prospect of revising our numbers. The cross-party Task Group have been briefed on this in the past two months and have had detailed discussions on the options around housing numbers.

I can confirm there will be a report considered at the Cabinet meeting on 4 November that concerns this issue, following a recommendation of the Local Plan Task Group. The reports will be available to view by the public on Tuesday 27 October. I would urge the public and councillors to look at this report as soon as its available.”

Question 6 – Councillor Helen Harvey

“I am concerned by the apparent delays in progressing our key residential developments in particular at Ceaser Court II and Thameside House. I estimate that every month of delay costs the tax paying residents of Spelthorne c.£25k. How do you plan to recoup these losses and what action will you take to ensure that the Borough is not unnecessarily exposed to the anticipated increase in build costs post Brexit transition?”

Response from the Deputy Leader, Councillor J. McIlroy

“Thank you Cllr Mrs Harvey. I have covered your concern about Brexit implications in my previous answer. In terms of recouping losses, there is always scope to undertake value engineering at various stages in the project lifecycle. Officers do this as a matter of course, and would be asked to rigorously undertake such an exercise in order to limit any losses that arise as a result of an extended project timeline.”

Question 7 – Councillor Ian Harvey

“Can the “leader” please unequivocally condemn the recent leak of the KPMG “Counsels Opinion” extract outside the four Councillors it was sent to, including to an investigative journalist, and also condemn previous leaks of confidential documents, discussions or information, including for example from Cabinet and Cabinet Briefing meetings? Will the “leader” please ask the Chief Executive to immediately commission an in depth investigation to find those responsible, and support the strongest possible disciplinary action against those identified as responsible? Does he agree that any Councillor found responsible should be required to resign immediately?”

Response from the Leader, Councillor J.R. Boughtflower

“Thank you Cllr Mr Harvey, I would condemn any leaks of confidential information. Whether an investigation takes place and any subsequent action is a matter for the Members’ Code of Conduct Committee and is not at the direction of the administration.”

Question 8 – Councillor Ian Harvey

“Following the oil slick that devastated the coast of our twinned District of Grant Port Mauritius at the end of July can the “leader” outline the messages of support that he has sent to his peer, Grand Port Council Chairperson Vinay Harcharan, and responses received?”

Response from the Leader, Councillor J.R. Boughtflower

“I can confirm this authority issued a press release on 11 August in support of our Twin Town Grand Port and in conjunction with the Chief Executive, we are in regular contact with our counterparts – the latest communication was received on Monday this week, 19 October. This states:

‘Thank you for your concern. Here are some recent news about the present situation in Grand Port.

According to UN expert they have noted a significant improvement in the state of the coastline affected by the fuel spill from the MV Wakashio” that ran aground off the south eastern coast of Mauritius on 25 July 2020 and they reviewed progress made in the clean-up operations and rehabilitation of the environment.

Operations have been contracted out to the specialised firm, Polyeco and Floch Depollution, with support of around 60 fishermen from the area who were recruited for the task.

Cabinet took note that cleaning operations at Ile aux Fouquets, an islet off the south eastern coast of Mauritius, as well as at Pointe d’Esny public beach has been completed. Cleaning is in progress at Bambous Virieux, Bois des Amourettes, Vieux Grand Port and la Falaise Rouge. More than 310 kilometres representing 96% of Mauritian coastline remain unspoiled from the oil spilled.

Moreover, Mauritius is reopening its borders in three phases and the protection of the population remains the priority in the face of the COVID-19 pandemic.

The first phase comprises the repatriation of Mauritians stranded abroad was made until 30 September 2020. Arriving passengers will continue to be quarantined in the centers made available by the State.

The second phase which started on 01 October 2020 during which travel to and from certain destinations had been allowed. Access to the Mauritian territory had been authorised to passengers abiding by sanitary protocols. Online booking for airline tickets and hotel room reservations were available. However, priority had been given to Mauritian nationals, licensed residents, those employed in Mauritius and other visitors wishing to travel to Mauritius.

The third phase of reopening the borders will be determined in the light of the evolution of the COVID-19 pandemic.

Citizens who are directly affected by the restrictions, currently put in place, including hotel taxis and tourist operators, will continue to receive financial assistance from the Government.

Moreover, I wish to inform you that the election of village Council has been scheduled on Sunday 22 November 2020'.

Question 9 – Councillor Ian Harvey

“Can the “leader” please confirm that he now understands that the “Leader of the Council” does not, as he has stated, have a sole and unfettered mandate to spend multi hundred millions of pounds of Spelthorne Council money? Will he please state this publicly, and withdraw his previous misleading comments accordingly?”

Response from the Leader, Councillor J.R. Boughtflower

“Thank you Cllr Mr Harvey. Constitutionally the Leader does not have the ability to spend multi hundreds of millions of pounds alone. I continue to work with the administration to ensure that there is more inclusivity around any spending decisions.”

Question 10 – Councillor Helen Harvey

“During the Cabinet meeting of 23rd September; which I attended, you considered the exempt report Ceaser Court 2 construction costs Key Decision. No discussion at all took place between Cabinet members and the motion carried was to pass the decision to the next Full Council for all members to vote on. Yet the unapproved minutes state the following:

‘Subject to officers providing some additional information and clarification within the report, with such information and technical clarification being provided to the Leader and Deputy Leader prior to publication on 22nd October.’

This was not actually said in the meeting and did not form part of the Cabinet paper.

Mysteriously this urgent matter is missing from the Full Council Agenda published 14th October!

The Cabinet papers advised that the planning application was expected to be determined in Oct/Nov. Indeed the current status of the planning application is that the application is under review, awaiting further information from the applicant to address the unresolved planning issues which are - the required pedestrian crossing, proposed use of the ground floor space and quantum of Affordable Housing which I understand are very close to soon being resolved.

1. Why is this Key Decision missing from this Full Council Agenda?
2. What is this ‘additional information’ ?
3. This Key Decision was abdicated by Cabinet and the responsibility passed to all members therefore we should be consulted and our agreement reached if this Key decision is not to be heard in the 22nd October Full Council. Can the leader justify his actions in omitting this agenda item?

4. Please can officers clarify what are the financial and other risks to the project of not making this decision on 22nd October Full Council?"

Response from the Leader, Councillor J.R. Boughtflower

"Thank you Cllr Mrs Harvey. A conversation has taken place with staff regarding the additional information and technical clarifications required. During that meeting officers were instructed to undertake further work, which has only just been completed. It is likely that as a result of this work the matter will have to be considered further by Cabinet. As Leader, I therefore made the decision that it was not appropriate for the report to be brought forward to Council on 22 October for a financial decision, as the financial element might change in the future. There is no requirement for me to consult other councillors on this matter.

The financial and other risks were set out in the report to Cabinet. The preferred bidders have agreed to hold their price until the end of 2020. If a decision is made at the next Cabinet and Council meeting in December and the contract is signed before 31 December, then the price for the work 'as bid for' holds. If, as is likely, the financial dynamics change, then we would need to renegotiate the build contract which would take us into 2021. Officers would make best endeavours to limit any price increases and any Brexit clauses being added which might seek to transfer associated risks to us as the client.

Not making a decision on the finances at Council this evening has no impact on the planning timeframe, which is dealt with via a completely separate process, unless the further work impacts on scheme design. It does potentially impact on the overall project delivery timescale if contracts are delayed. We would look to limit any such delay as far as possible through very active management of the contractors and the construction timetable."

Question 11 – Councillor Jan Doerfel

"How does the council leadership consider that releasing green belt in the local plan is consistent with having declared a climate emergency?"

Response from the Leader, Councillor J.R. Boughtflower

"As Councillor Doerfel will know from being a member of the Local Plan Task Group, climate change is a very important issue that needs to be addressed in the new Local Plan, through policies and when considering sites for allocation.

He will also know, however, that there are other priorities that also need addressing, such as affordable housing, vital infrastructure and employment opportunities as well as consideration of greenbelt issues. It is imperative that the Local Plan aims to balance all these priorities against each other to find the best strategy to take our borough forward. The Local Plan Task Group will be at the forefront in producing a Plan that meets the needs of our communities and I look forward to Councillor Doerfel's continued participation. The Council's climate change emergency declaration demonstrates our commitment to addressing this major issue for society."

Recommendations of the Cabinet

Cabinet meeting held on 23 September 2020

1. Replacement of Spelthorne Leisure Centre

- 1.1 Cabinet considered a report (attached) on the replacement of Spelthorne Leisure Centre.
- 1.2 The current Spelthorne Leisure Centre in Staines-upon-Thames had served the borough well but was likely to be nearing the end of its useful life by the end of 2021. In view of the importance of this Centre to the community, a feasibility exercise was undertaken to assess options for replacing the current facility. Cabinet had decided in January 2020 to pursue the development of a new leisure centre which met modern standards and today's customer expectations.
- 1.3 To ensure that the Council is able to progress with the proposals to develop a new Spelthorne Leisure Centre before the current facility becomes unviable to operate, Cabinet agreed amendments to the design of the new centre and modifications to meet the full Passivhaus standard, providing some of the strictest environmental standards currently specified for new buildings in terms of energy use, CO2 emissions, waste and internal air quality standards, and making this the first leisure centre in the UK to fully meet these standards.
- 1.4 Cabinet also agreed the submission of a planning application for the site and to delegate the decision on the selection of the contractor for the construction of the new centre to the Leader and Portfolio Holder for Leisure in conjunction with the Deputy Chief Executive.
- 1.5 **Cabinet recommends that Council approves** a supplementary capital estimate outlined in the confidential Appendix 5 to the report (attached as an exempt item) to cover the projected costs of developing the new centre.

2. Victory Place Construction Costs

- 2.1 Cabinet considered an exempt report (attached as an exempt item) on the construction costs for Victory Place, Ashford. This development would provide much needed key worker (a version of affordable) and S106 affordable, housing primarily for the Borough's key workers including adjacent NHS staff.
- 2.2 In order to provide an additional 19 units over and above the initial feasibility, for which Cabinet gave its approval in December 2018, a further capital spend for construction works was required.
- 2.3 **Cabinet recommends that Council approves** the increase in Capital spend for construction works, from £16.25m to £25.93m.

Councillor J.R. Boughtflower
Leader of the Council

22 October 2020

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Cabinet**23 September 2020**

Title	Replacement of Spelthorne Leisure Centre		
Purpose of the report	To make a decision and a recommendation to Council		
Report Author	Lee O'Neil, Deputy Chief Executive Richard Mortimer, Property Development Adviser Jennifer Medcraft, Communications Manager		
Cabinet Member	Councillor Rose Chandler	Confidential	Main report: No Appendix 5: Yes
Corporate Priority	Clean and Safe Environment		
Recommendations	<p>Cabinet is asked to:</p> <p>(a) Note the results of the consultation exercise on proposals for a new Spelthorne Leisure Centre (“the new centre”) undertaken in February – April 2020, seeking the views of residents, businesses and other stakeholders on proposals for:</p> <ul style="list-style-type: none"> • The revised location, • The proposed design and facilities mix for the new centre; <p>(b) Approve the amendments to the design of the new centre as outlined in Appendix 4;</p> <p>(c) Approve modifications to the design of the new centre to meet the full Passivhaus standard;</p> <p>(d) Agree to the submission of a planning application for the development of the new centre on the proposed site outlined in Appendix 1, with the proposed facilities mix outlined in Appendix 2;</p> <p>(e) To delegate the decision regarding the selection of the contractor for the construction of the new centre to the Leader and Portfolio Holder for Leisure in conjunction with the Deputy Chief Executive;</p> <p>(f) Recommend to Council a supplementary capital estimate outlined in the confidential Appendix 5 to cover the projected costs of developing the new centre.</p>		
Reason for Recommendation	To ensure that the Council can progress with proposals to develop a new Spelthorne Leisure Centre before the current facility becomes unviable to operate.		

1. Key issues

Background information

- 1.1 The current Spelthorne Leisure Centre in Staines-upon-Thames has served the borough well, but it is likely that by the end of 2021 this facility will be nearing the end of its useful life. It is a well-used facility which in 2019/20 had 507,845 visitors, 3,361 fitness members and 1,737 children registered on the centre's learn to swim scheme. The facility is also used by 8 schools for swimming lessons in addition to other school sports festivals such as indoor athletics, indoor football and swimming galas.
- 1.2 In view of the importance of this centre to the community, a feasibility exercise has been undertaken to assess options for replacing the current facility.
- 1.3 The options of refurbishing the current centre or rebuilding a new centre on the current site were considered and deemed not to be viable for the reasons outlined in paragraphs 1.2 and 1.7 respectively of the [report to Cabinet dated 29 January 2020](#).
- 1.4 Cabinet therefore made a decision to pursue the development of a new leisure centre which meets modern standards and today's customer expectations; and asked officers to identify a new location for this facility.

Proposed location

- 1.5 In seeking a new location a range of criteria were considered which are outlined in paragraphs 1.5 – 1.6 of the report to Cabinet dated 29 January 2020.
- 1.6 A public consultation exercise was held in summer 2018 on proposals to build the new leisure centre on Staines Park. Despite strong support overall for a new leisure centre, there was significant local concern over the use of Staines Park for this facility. The Council therefore made a decision in September 2018 to seek an alternative location for the new leisure centre.
- 1.7 An extensive evaluation process was subsequently undertaken to identify alternative options for the relocation of the Spelthorne Leisure Centre, which identified that if the originally proposed facilities mix was modified, the most viable site for a new centre was the open space between the current leisure centre and the Knowle Green Council offices (site X in **Appendix 1**), but that in order for the new facility to fit on this site, this location would have to be combined with the existing leisure centre site (site Y in **Appendix 1**), which would be used as car parking for the new centre. By phasing the development it would be possible for the current leisure centre to remain open for as long as possible until the new centre is operational.
- 1.8 The proposed location is land owned by Spelthorne, not in the Green Belt and is not leased to any third parties. Although the open space (site X) is currently designated as public open space, the use of this site for a new leisure facility would ensure that no designated parks, recreation grounds or other significant community uses are affected.
- 1.9 A usage survey has been undertaken during school term and outside of term-time that demonstrates site X is only used minimally by the public.
- 1.10 A range of technical studies have also been completed which have confirmed the suitability of the proposed site for a leisure centre development.

Proposed facilities mix

- 1.11 A detailed feasibility exercise has been undertaken to establish the optimum and most flexible facilities mix which should be provided at the new leisure centre, taking into account the need to remove the full-size 3G pitch originally planned, and the size of the site which is now being proposed for the development. This work, which included the development of a detailed business case, was undertaken by the Sports Consultancy, who have extensive expertise in assisting local authorities in the development of new leisure facilities.
- 1.12 This work has taken into consideration a range of factors including Spelthorne's leisure needs analysis, the borough's current and future demographics, current industry data and the Council's key drivers, including the need to maximise the financial viability of the new centre where possible. Work was also undertaken with local sports clubs to understand their preferences for facilities within the centre and feedback from over 2,300 consultee responses from the public consultation undertaken in 2018 was also taken into consideration. The proposed facilities mix arising from these exercises is outlined in **Appendix 2**.

Consultation process and results

- 1.13 A consultation exercise on the Council's revised proposals was undertaken earlier this year, building on the information gathered from the first consultation undertaken in summer 2018.
- 1.14 This second consultation exercise was launched on 28 February 2020, starting with a two day drop-in event at the current Spelthorne Leisure Centre. The consultation process was originally planned to run until 27 March 2020 but, in view of the developing COVID-19 crisis, it was decided to extend the deadline for responses to 10 April 2020.
- 1.15 The attached report (**Appendix 3**) outlines the consultation process undertaken and the responses to the questions posed in the questionnaire, which sought comments on:
- (a) The proposed location for the new leisure centre,
 - (b) The proposed revised facilities mix, and
 - (c) Our design concept for the new centre.
- 1.16 The headline results from consultation are as follows:
- (a) 97% of respondents said they were in favour of the proposed location for the new leisure centre.
 - (b) 92% of respondents said that the range of facilities would meet their needs.
 - (c) Of the proposed facilities mix:
 - i) 75% said they would use the 25m swimming pool and 52% would use the learner pool and the splash zone for children.
 - ii) Nearly 59% would be likely to use the health and fitness suite
 - iii) 78% would use the multi-activity studio and spin studio
 - iv) 31% would use the interactive climbing facility

- v) 52% would use the sports hall and squash courts
 - vi) 63% said they would use the café
 - vii) 48% would be interested in a roof garden
 - viii) 67% found car parking important
 - ix) 30% would be using the bike sheds
- (d) Comments regarding additional facilities that people wanted to see included:
- i) 16% of those comments related to the need for more studio space, either for them to hold more people or an additional studio, citing the fact that demand exceeds supply for the classes available at the current Leisure Centre;
 - ii) A small number of people thought the centre should contain a 50m pool, waterslides, diving boards and larger changing rooms.
- (e) Of the additional comments received from a small number of people the main themes included:
- i) Environmental issues - the need for a design which was as environmentally sustainable as possible, concerns about noise, light pollution and traffic during construction.
 - ii) Parking, bike storage area – positioning of spaces and lighting etc.

1.17 The results of the consultation process have been discussed by the Council's Leisure Centre Development Working Group (LCDWG). This comprises of the Leader of the Council, the Portfolio Holder for Leisure Services, the Deputy Chief Executive, the Property Development Advisor, the Communications Manager and the Sport and Facilities Manager.

1.18 Taking into account the results of the consultation process, including the specific comments made, the LCDWG agreed that a number of minor amendments should be made to the design of the new centre to take into account some of the comments made by respondents to the questionnaire (e.g. in relation to the availability of studio space). The LCDWG also agreed that the design team should further explore any enhancements which could be made to the design to maximise its environmental credentials and minimise energy usage and associated costs.

Amendments to the design

1.19 The design team have taken on board a number of the comments received and have made a range of amendments to the design. These are outlined in **Appendix 4**.

1.20 The provision of a 50m pool was previously considered as part of the detailed feasibility analysis outlined in 1.11 and 1.12 above and was not considered viable taking into account a range of factors including the limited space available on the proposed site and the likely demand vs. build and running costs.

Enhancing environmental performance

1.21 The design team have undertaken some detailed work following the last consultation exercise to explore options for further improving the

environmental performance of the new centre. Typically, leisure centres consume significant levels of energy in order to deliver appropriate climate controlled environments for the activities which take place in them. Being mindful of these impacts on the environment and the rising costs of energy consumption, the design team have sought to actively mitigate these impacts, including exploring the possibility of meeting the Passivhaus standard.

- 1.22 The Passivhaus Institute is based in Germany and is a world leader in setting standards for mitigating the harmful environmental impacts of operating all types of buildings. Passivhaus accreditation is a voluntary standard for achieving energy efficiency which significantly reduces a building's ecological footprint and results in an ultra-low energy, thermally efficient designed building that requires minimal energy for space heating and cooling, which also helps to significantly reduce energy bills and provides higher standards of air quality and comfort for its occupiers.
- 1.23 The design team have calculated that, compared to the current design, if the Passivhaus approach was fully applied to the design of the new leisure centre this would result in:
 - (a) A reduction in energy consumption by up to 70%;
 - (b) A reduction in associated CO₂ of 60-70%; and
 - (c) 50% less waste.
- 1.24 The lower energy use would result in a reduction in energy costs of £37/m², which would provide an estimated annual saving of £304,473 based on current energy cost levels. Energy costs are forecasted to increase in the medium and longer term, thereby increasing the potential annual savings. This estimated annual saving is significantly more than the additional financing cost of the additional capital expenditure required to meet the Passivhaus standard.
- 1.25 The option of pursuing a full Passivhaus design for the new centre is supported by all members of the LCDWG and, taking into account the results of the consultation exercise, this Group is of the opinion that:
 - (a) The Council should proceed with a planning application for a new leisure centre on the proposed site (as outlined in **Appendix 1**) incorporating the proposed facilities mix outlined in **Appendix 2**.
 - (b) The Council should proceed with the amendments to the design outlined in **Appendix 4**, based on the feedback from the consultation process.
 - (c) The centre should be designed to meet the full Passivhaus standard.

2. Options analysis and proposal

2.1 Option 1 (preferred option – pursue development of full Passivhaus standard leisure centre)

For Cabinet to:

- (a) Note the results of the consultation exercise on proposals for a new Spelthorne Leisure Centre undertaken in February – April 2020;

- (b) Approve amendments to the proposed design of the new leisure centre as outlined in section **Appendix 4**;
- (c) Approve modifications to the design of the new leisure centre to meet full Passivhaus standard, as outlined in section 1.21 – 1.24;
- (d) Agree to the submission of a planning application for the development of a new leisure centre on the proposed site outlined in **Appendix 1**, with the proposed facilities mix as outlined in **Appendix 2**;
- (e) To delegate the decision regarding the selection of the contractor for the construction of the new leisure centre to the Leader and Portfolio Holder for Leisure, in conjunction with the Deputy Chief Executive.
- (f) Recommend to Council a supplementary capital estimate outlined in the confidential **Appendix 5**, to cover the projected costs of developing the new centre.

This option would enable the Council to deliver a new leisure centre which will be flexible enough to meet the needs of our residents and help maintain and improve their health and wellbeing for many years to come. By fully complying with Passivhaus standards, the new centre would meet some of the strictest environmental standards currently specified for new buildings in terms of energy use, CO₂ emissions, waste and internal air quality standards, and would make the facility the first leisure centre in the UK to fully meet these standards.

2.2 **Option 2 (pursue development of a leisure centre which does not meet the full Passivhaus standard)**

For Cabinet to:

- (a) Note the results of the consultation exercise on proposals for a new Spelthorne Leisure Centre undertaken in February – April 2020;
- (b) Approve amendments to the proposed design of the new leisure centre as outlined in section **Appendix 4**;
- (c) Agree to the submission of a planning application for the development of a new leisure centre on the proposed site outlined in **Appendix 1**, with the proposed facilities mix as outlined in **Appendix 2**;
- (d) To delegate the decision regarding the selection of the contractor for the construction of the new leisure centre to the Leader and Portfolio Holder for Leisure, in conjunction with the Deputy Chief Executive.
- (e) Recommend to Council a supplementary capital estimate outlined in the confidential **Appendix 5**, to cover the projected costs of developing the new centre.

This option would enable the Council to deliver a new leisure centre which will be flexible enough to meet the needs of our residents and help to maintain and improve their health and wellbeing for many years to come. However, although this option would incorporate a range of features to minimise the impact of the new centre on the environment, the centre would not meet the higher environmental standards of Option 1.

2.3 **Option 3 – To propose an alternative option for the development of a new leisure centre**

Any alternative options put forward would have to be based on a thorough analysis of needs, location and viability. In deciding on the proposed location the LCDWG have reviewed alternative sites and the proposed facilities mix reflects expert analysis and feedback from all consultation and stakeholder engagements undertaken.

2.4 **Option 4 - Not to proceed with the development of a new leisure centre**

This is not recommended as the current Spelthorne Leisure Centre will be coming towards the end of its useful life in 2021. Costs of repairs to the current centre will increase over time. It is therefore necessary to move forward with proposals to replace this facility within the next few years before it becomes unviable to keep the existing centre open. Results from the first and second consultation exercises held in 2018 and 2020 respectively, have indicated that there is public support for a new facility.

3. **Financial implications**

3.1 A budget of £2.984m for the design of the new leisure centre has been allocated within the current capital programme. The costs to date of design work for the new centre are £996,000. Designing the new centre to fully meet the Passivhaus standard would cost a further £320,000.

3.2 The remaining budget within the capital programme for design costs would therefore be £1.668m for a full Passivhaus standard leisure centre. For a non-Passivhaus leisure centre the remaining budget would be £1.988m (reflecting the lower design costs).

3.3 The total design fees for a completed Passivhaus scheme will be approximately £3.304m. A significant proportion of these fees will be novated over to the development contractor as part of the overall construction costs.

3.4 The projected costs of developing the new centre are outlined in the confidential **Appendix 5**.

4. **Other considerations**

4.1 An Equality Impact Assessment has been completed by the Council's Leisure Services team and this has been fully considered in designing the new leisure centre. Some of these issues will be the responsibility of the operator and this would be taken into account in drafting any future operator contract.

4.2 It is proposed to run the tender process for the new operator contract in parallel with the design and build process in order to bring the selected operator on-board before the construction of the centre is completed. The operator could then be involved in decisions on the final fit-out of the centre.

Risks

4.3 The Design Team have designed the new centre up to Stage 3 and are now progressing into detailed design, Stage 4a. This will provide a high level of detail for contractors to price against when bidding and will therefore help in obtaining accurate pricing for our proposals.

- 4.4 Progressing the planning application remains the most elastic element of the project at this stage, as it can be difficult to determine how long this process may take. In order to mitigate this, the Council's application will provide more detail than typically required for submission purposes and engagement has already been undertaken with most key stakeholders, including two pre-application meetings with the Local Planning Authority. It is therefore hoped that most issues which can be addressed have now been dealt with, which should assist in getting any planning application determined within the statutory timescale of 13 weeks.
- 4.5 Macroeconomic issues have resulted in the wider procurement market continuing to soften. Similarly, interest rates continue to remain at historically low levels. It is therefore currently a good time to be buying and funding construction work. This situation could, however, change depending on future developments in the UK's economic climate and any changes following Brexit.
- 4.6 The current Spelthorne Leisure Centre was required to close during the COVID-19 pandemic lockdown but reopened on 1 August 2020 following the Council agreeing a one-off financial support package for the existing operator, Everyone Active. There is a risk that if a second wave of the pandemic occurs the centre may be required to close again. Any prolonged closure of the leisure centre could potentially affect its customer base and lead to reduced income from any future operator contract.
- 4.7 Although the COVID-19 pandemic has affected usage of the current leisure centre, it is not anticipated that this will have any impact on the proposed facilities mix required for the new centre when it opens in 2024.

Procurement process

- 4.8 There are two main procurement routes which could be taken to deliver the new centre. Both have their advantages and disadvantages:
- (a) OJEU – restricted or open tender:
- i. Longer route to market (would take around 3 months longer than going via a compliant framework);
 - ii. Would provide access to the UK's 6-7 leading leisure centre development contractors (including BAM, ISG, Keir, Morgan Sindall, Pellikaan, Wates and Willmott Dixon). Soft market testing has established that all the key contractors would be interested in such an opportunity.
- b. OJEU compliant framework:
- i. Quicker route to market (offering a 3 month advantage over the OJEU open or restricted tender processes).
 - ii. The organisations on the framework agreement have already been through a pre-qualification stage to assess their suitability to provide the works and the terms of the contract are already set by the framework agreement.
 - iii. The downside is that no single framework offers access to all the top leisure centre development contractors, in most cases only 2-3 in any one framework.
 - iv. Single supplier OJEU compliant frameworks. These are available where the client requires the quickest route to market. These frameworks have been through an OJEU tender process to select a

single contractor. However this means working with a single supplier rather than having the benefit of any competition.

- 4.9 The OJEU restricted or open tender routes potentially offers the best route to market. Whilst, the procurement process may take 3 months longer, it offers the opportunity to develop the best detailed design solution and obtain best value for the Council; this would not limit access to any of the top tier contractors, all of which have already expressed interest in competing for this project. However, if a quicker route to market is required then framework options can be considered.

5. Sustainability/Climate Change Implications

- 5.1 The recommended option (Option 1) would deliver the first fully Passivhaus compliant leisure centre in the UK (there are a small number of leisure centres in the UK which partly meet those standards). By delivering a centre which meets such high environmental standards the Council would demonstrate its commitment to sustainability and minimising climate change, which would act as an exemplar to other Councils and local businesses/developers.

6. Timetable for implementation

- 6.1 If Cabinet approve the above recommendations and the Council approves the supplementary capital estimate, the estimated timetable for the various elements of the development programme would be as follows (assuming an OJEU open or restricted tender process is used):

(a) Planning programme:

- | | |
|-------------------------|----------------------|
| i) Planning Submission | - Late November 2020 |
| ii) Planning Permission | - March 2021 |

(b) Procurement programme:

- | | |
|--|---------------------|
| i) Open Day For Interested Bidders | - Late October 2020 |
| ii) OJEU notice issued | - End November 2020 |
| iii) Submission tenders following SQ and ITT | - End February 2021 |
| iv) Contract awarded to Contractor On PCSA | - Early May 2021 |
| v) Main Contract for works | - November 2021 |

NB. It is proposed to run the procurement process in parallel with the planning process to increase time efficiency and limit lead in times to starting on site. This is an indicative timeframe and may be subject to variance depending on the conclusion of design information and the grant of planning permission.

(c) Construction programme

- | | |
|--------------------------|---------------------|
| i) Start on Site | - Mid January 2022 |
| ii) Practical Completion | - Mid February 2024 |

6.2 If a procurement from a Framework is used, elements 6.1 (b) and (c) above could be delivered approximately 3 months sooner.

Background papers:

[Link to previous Cabinet report – 29 January 2020](#)

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APPENDIX 1 – Proposed site for new Spelthorne Leisure Centre (west of Spelthorne’s Knowle Green Council Offices)

Site X – Proposed new leisure centre building

Site Y – Proposed car parking for new leisure centre

PROPOSED SITE PLAN



2 • SPELTHORNE LEISURE CENTRE



APPENDIX 2 – Proposed revised facilities mix

Core facilities mix to be included

Main Pool:	25m length, 8 lanes with 250 spectator seats, timing office, judging room & first aid
Learner Pool:	20 x 10m learner pool with moveable floor
Splash Pad	
Sauna, Steam Room & Spa	
Sports Hall:	6 courts with spectator seating.
Squash Courts:	3 courts. Changeable to flexible studio space or 2 badminton courts.
Health & Fitness:	200 station fitness suite
Studios:	2 x multi activity studios
Spin Studio:	1 x spin studio
Multi-Purpose Room:	1 x multi-purpose room for 20 people + Youth
Zone/Bar/Lounge	
Soft Play	
Physio Rooms	2 x physio rooms
Reception With Retail Area	
Café:	100 seats with poolside viewing
3G Pitches:	4 x small sided pitches
Roof Garden:	Over fitness suite
Clip'n Climb	
Parking	300 spaces

Potential Additional Facilities

Outdoor Gym:	Over fitness suite
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Spelthorne Leisure Centre Consultation Report

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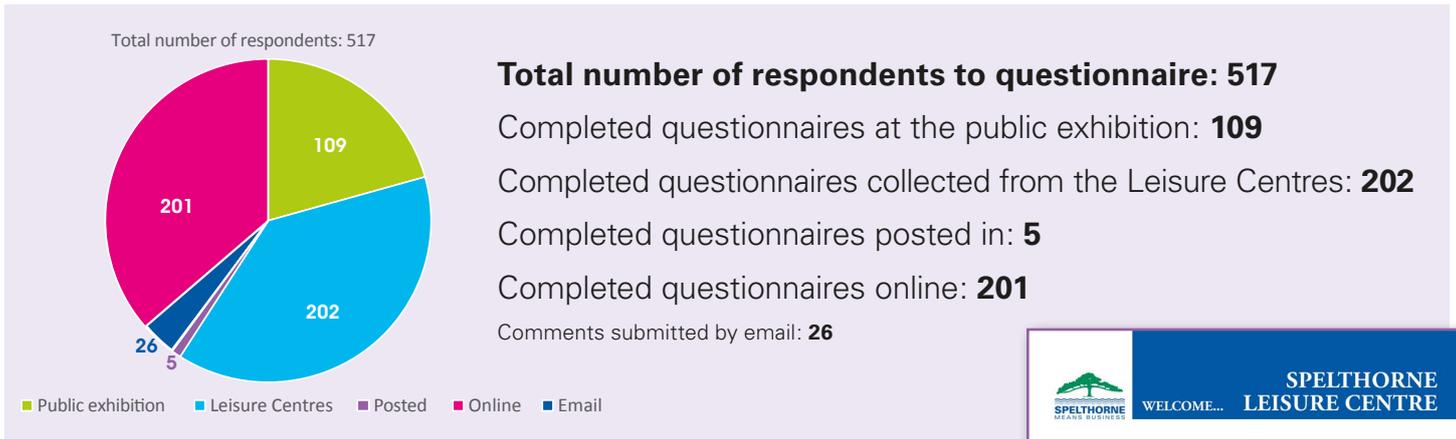
 www.spelthorne.gov.uk



The Consultation

The consultation on the Council's revised plans for a new Spelthorne Leisure Centre was originally scheduled to run from Friday 28 February to Friday 27 March 2020. However, in view of the developing Covid-19 crisis it was decided to extend the consultation by a further two weeks until Friday 10 April, to give people more time to respond.

The overwhelming majority of respondents to the consultation either submitted their responses via the interactive website or by filling in the questionnaire at the existing Spelthorne Leisure Centre. Only a small handful of residents posted in their responses to the Council. Residents could also email comments to a dedicated email address.



A public exhibition was held in the Leisure Centre on 28 and 29 February, which was easily accessible and would encourage responses from a range of groups. The exhibition consisted of a number of posters explaining the rationale for replacement and the work that had gone in to ensure the planned Leisure Centre had all the facilities residents wanted. A copy of the material used can be found on the Council's website via the following link:

www.spelthorne.gov.uk/leisurecentreconsultation

The exhibitions were staffed by Council Officers and representatives from the design team to answer questions and encourage those attending to give their views.

Packs for residents outlining the plans with (questionnaires) were made available in the Council Offices and distributed around the Borough to various libraries and at both leisure centres to give as many people a chance to respond as possible. The locations were chosen as there would be a high footfall and would reach a large number of people.

WELCOME... LEISURE CENTRE

Welcome to our public consultation event that showcases our emerging plans for a new leisure centre to be developed by Spelthorne Borough Council.

Please get involved and share your thoughts with us on the latest proposals as we work towards preparing and submitting a planning application later this year.

Your views are important to us! Please take time to review the proposals which show how the new building may look and speak to a member of the team if you have any questions. We would be grateful if you would fill in one of our feedback forms and let us have your views.

The new proposed site is on the site of the existing leisure centre including the adjacent field at Knowle Green, Staines-upon-Thames, Staines, TW18 1AJ.

Project Background and Process

2017

- An updated needs assessment was undertaken to establish the requirements of the community.
- Leisure centre proposals were developed and presented to a public consultation event.
- Responses were consulted on and a decision was made on the location of the new leisure centre.
- Proposals were refined and presented to a public consultation event.

Aims and Objectives

Sports and fitness activities play a fundamental role in the health and wellbeing of our community. Spelthorne Borough Council is determined to play its part in supporting a healthier and more active community, which is better for individuals and for their families as well as for society as a whole. Spelthorne Borough Council's strategy aims to improve wellbeing through increased participation in sport and physical activity.

Spelthorne Borough Council has worked closely with the project design team and operator using feedback from the first public consultation event to inform the brief and prioritise the key objectives for this project.

The project aims to create a community destination which visibly commits to the park setting and enhances the local area.

You Spoke, We Listened...

- Location:** There was concern about the parkland location. It is now proposed to build the leisure centre to the north of the park boundary. Staines Park would remain unlandscaped.
- Artificial Green Spaces:** There was concern about the location of pitches and flooding. A small artificial grass sports pitches footprint of the building.
- Facility Mix:** Pool facilities were a priority during the last consultation. Enhanced facilities such as a 25m x 10m pool, summer pool, splash area, open air pool and sauna are proposed.
- Access:** There was concern about access routes. The new leisure centre is proposed adjacent to the existing facility therefore access routes will remain with better visual connections to the park.

(Online questionnaire available from 12 noon on Friday 27 March)

www.spelthorne.gov.uk/leisurecentreconsultation
leisurecentre@spelthorne.gov.uk
 Spelthorne Borough Council, Knowle Green, Staines, TW18 1AJ

Information documents and the questionnaire are available at the Council Offices, all libraries in the Borough and at the Sunbury Leisure Centres. For more information, please contact the Leisure Centre Officer by the questionnaire to be completed or email your postal address to leisurecentre@spelthorne.gov.uk

Spelthorne Leisure Centre Questionnaire

Introduction

Spelthorne Borough Council is proposing to develop a new Leisure Centre for the Borough. The new Leisure Centre will be fully inclusive with a mix of facilities that will meet a broad range of needs and age groups. Sports and Fitness activities play a fundamental role in the health and wellbeing of our community and Spelthorne Borough Council are determined to play its part in supporting a healthier and more active community.

The existing Spelthorne Leisure Centre in Staines-upon-Thames has been well used for many years but maintenance costs are rising and customers' leisure requirements have changed significantly since the original Leisure Centre was built. The existing centre cannot incorporate the wide range of facilities required by today's health-conscious society and refurbishment of the current centre is not considered a feasible option. A condition survey indicated that a considerable amount of investment would be needed to extend its life much beyond 2021, which is not cost effective and would cause major disruption to current users. A refurbished centre would also have a more limited lifespan (approx. 15-20 years), be less energy efficient and not offer the same range of facilities as a purpose built new-build centre which can deliver the required facilities mix and be built to the highest energy standards.

[Facebook](https://www.facebook.com/spelthornebc)
[Instagram](https://www.instagram.com/spelthornebc)
[Twitter](https://www.twitter.com/spelthornebc)
www.spelthorneboroughcouncil.gov.uk

SPELTHORNE MEANS BUSINESS

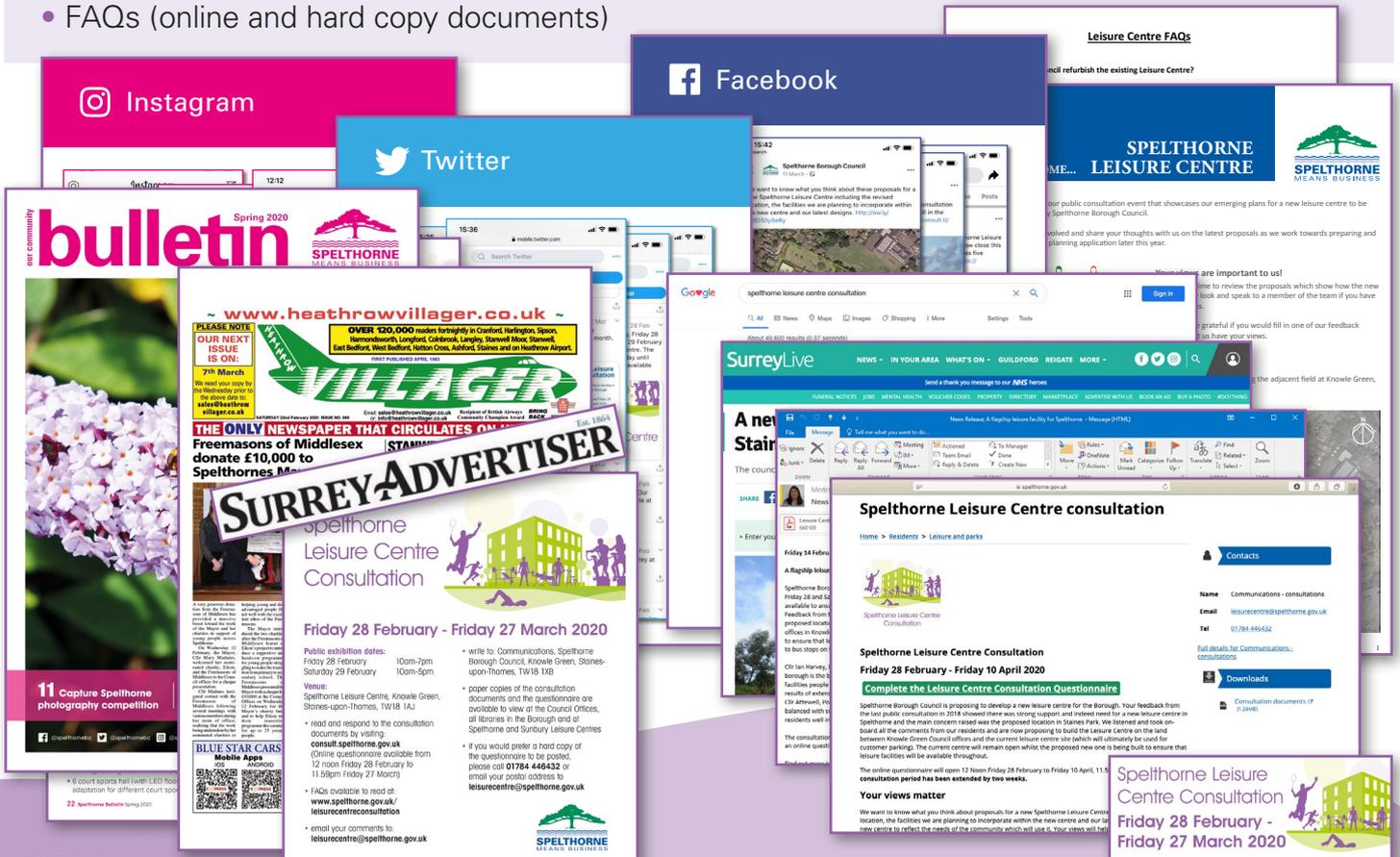
Engagement

The Leisure Centre consultation was communicated in a manner of ways before and during the consultation period. The consultation process was advertised by:

- posters on community noticeboards, at car parks, and in the Two Rivers and Elmsleigh Centre shopping areas
- a targeted letter drop to residents in the area around the proposed location of the new centre two weeks prior to the launch of the consultation period (over 2000 addresses)
- letters to Residents' Associations
- press releases
- articles in the Bulletin, E-News and My Alerts
- dedicated web page www.spelthorne.gov.uk/leisurecentreconsultation
- use of social media (Twitter, Facebook, LinkedIn and Facebook)
- the use of an email footer on Council staff communications
- prominent branding on the front page of Council's website
- web advertising (geo-targeting on Facebook and Google)

Information on the Council's proposals was made available by the use of:

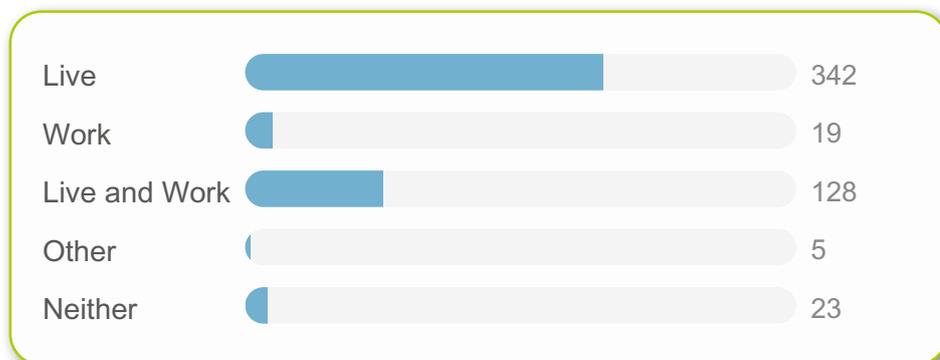
- dedicated email and web pages on the Council's website
- social media (Twitter, Facebook, LinkedIn and Instagram)
- social listening tools and Google analytics for tracking and responding
- FAQs (online and hard copy documents)
- hard copy consultation documents, available at the Council offices, libraries and leisure centres
- briefings to Borough Councillors and Residents Association representatives before consultation opened



Summary of Responses

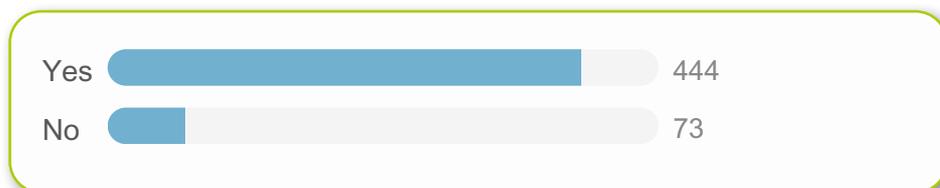
1. Do you live/work in Spelthorne?

91% of respondents said they were Spelthorne residents and 28% said they worked in the Borough. Just 5% of respondents were from outside the Borough.



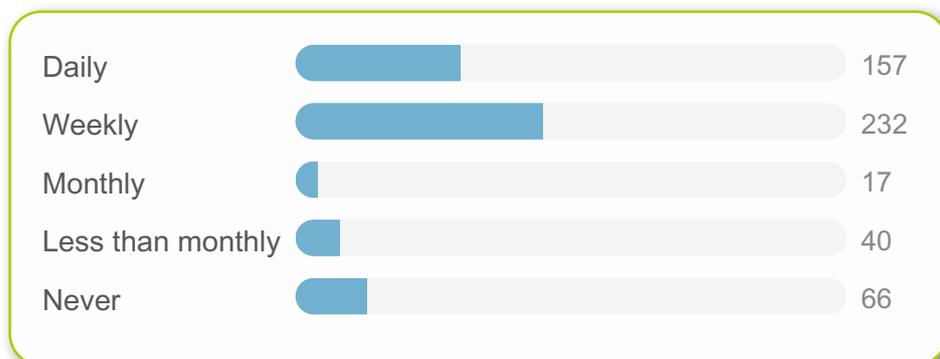
2. Do you use the current Spelthorne Leisure Centre?

88% of those who responded said they used the current Spelthorne Leisure Centre.



3. How often do you use the current Spelthorne Leisure Centre?

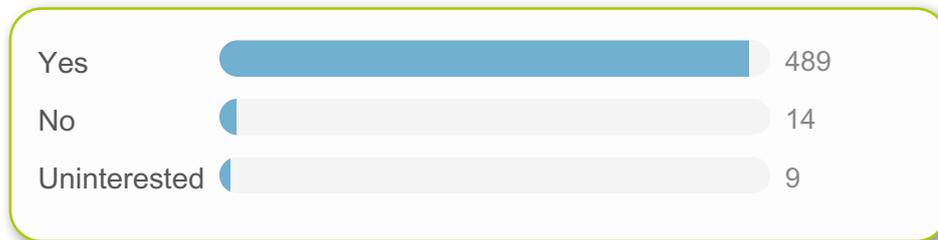
31% said they were daily users of the Leisure Centre, while a further 45% said they used it on a weekly basis; many of them noting they went multiple times a week on the written submissions.



Summary of Responses

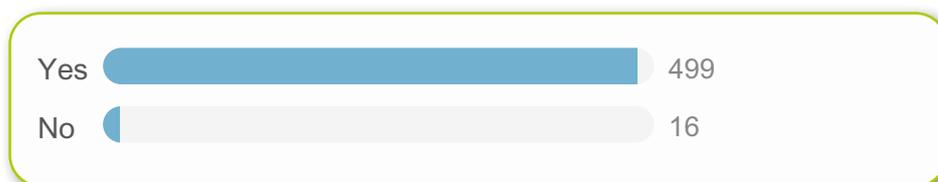
4. Would you like to see a new Leisure Centre with enhanced facilities?

Responses to this were overwhelmingly positive with 96% of people saying yes. 3% said no while the remaining responders were uninterested.



5. Do you support the new location proposed for Spelthorne Leisure Centre?

The location proposal is to build it between the Council offices in Knowle Green and the current centre site, which will ultimately be used for customer parking. In response to the question, 97% of respondents said they were in favour of this as a location for the new leisure centre.



Comments in relation to this question included:

- *“It is a convenient location for rail journeys and there are other public buildings in the vicinity eg council offices, health centre, which could be useful to visitors.”*
- *“The land between the council offices and the existing leisure centre have been unused for a long time. This is the best use of the land and is the best option to keep the existing facility open whilst the new one is built. It worked well for Egham Orbit.”*
- *“Existing transport links are good to this location also, walking distance from the mainline station as well.”*
- *“Yes 100% - it is the perfect solution and actually be more suitable in enabling the centre to have a bigger carpark which at peak times will be really useful as the existing facilities are somewhat restricted. The current location is far enough away from the town centre which means if there is a bigger uptake in usage of the centre it should not have an adverse affect.”*

A handful of residents expressed conditional support, with their concerns centered on the loss of green space between the Council Offices and the existing Leisure Centre site as exhibited by the comment below:

- *“As long as the relevant environmental/wildlife surveys are carried out and there is no loss of wildlife habitat. Also the new build should be built as environmentally friendly as possible e.g reclaimed/recycled materials, run on solar panels/other renewable sources, blends in with local area, uses grey water, recycling etc.”*

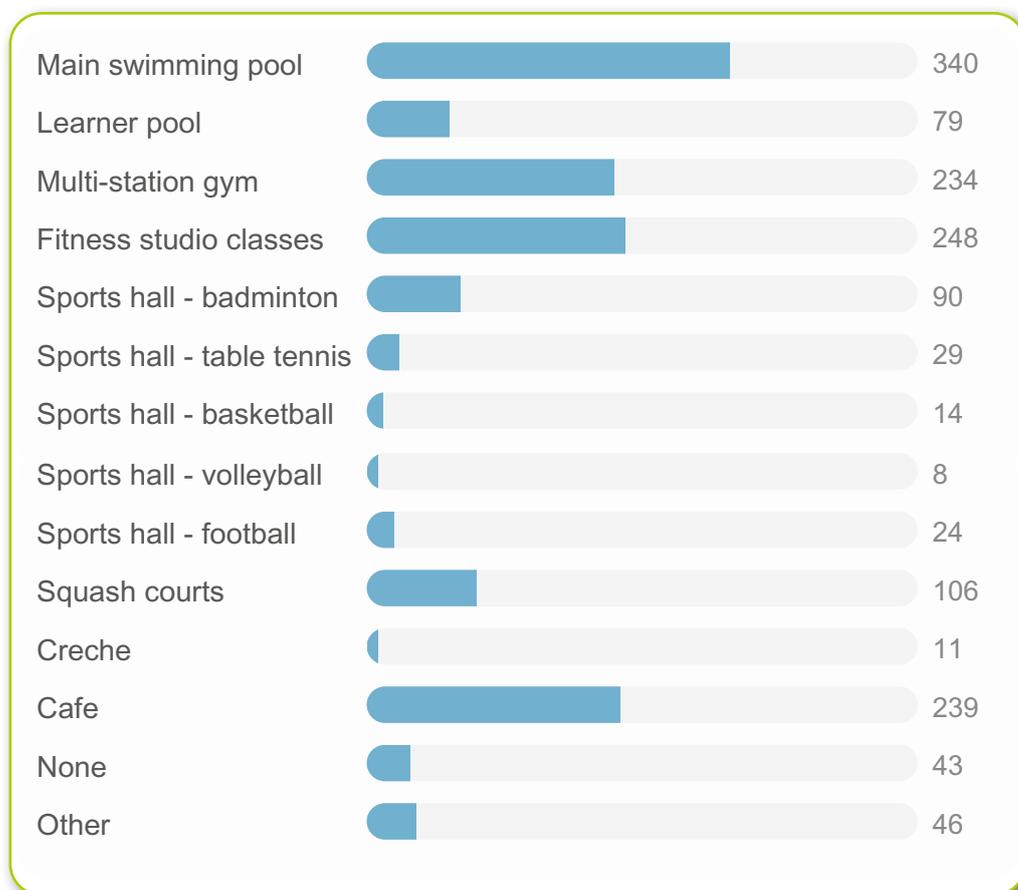
Summary of Responses

Other comments regarding the proposed location include:

- *“I would support the newly extended leisure centre if it also presents a solid case as an environmentally friendly facility. I would like to see more trees around and a roof garden there, just producing less carbon footprint and generating green energy is not enough, we need to encourage wildlife.”*
- *“I am strongly objecting to the suggested new location. This green area is of extremely high value to me and I do NOT want it destroyed by being built on. Too much of Spelthorne, Staines in particular, is being destroyed by over-development. The new leisure centre should be built on brownfield land. Best of all, the old centre should be refurbished, as was done about 30 years ago.”*

6. Which facilities do you or your family currently use?

The main swimming pool was the most popular response with 66% of those using the facilities going for a swim in the main pool, while 15% used the learner pool. The fitness studio classes, which would include yoga, pilates and spin, were the next most popular with 48% of respondents saying they used those facilities. 45% of those who answered the questionnaire said they used the multi-station gym, slightly more than those who said they used the cafe. The sports hall was used by approximately 32% of users with the majority of those being for badminton and a handful of people using it for table tennis, basketball, volleyball and football. 21% of the responders used the squash courts available at the Leisure Centre. A number of respondents commented that they also used the sauna facilities in the Leisure Centre.



Summary of Responses

7. Which of the proposed facilities for the new Leisure Centre are you or your family most likely to use?

The 25m, eight lane main pool was the most popular choice with 75% of residents saying they would be wanting to use it. 52% of respondents would use the learner pool and the splash zone for children. Nearly 59% of those responded said they would likely use the health and fitness suite with 78% saying they would use the multi-activity studio and the spin studio.

The interactive climbing facility was a popular choice with 31% of people expressing an interest and the sports hall and squash courts would be used by over half (52%) of the respondents.

Away from the activities, 63% said they would use the café and 48% would be interested in a roof garden.

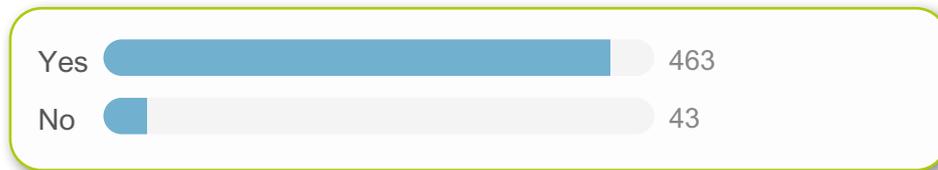
As far as arriving at the leisure centre, 67% found car parking important, while 30% would be using the bike sheds.



Summary of Responses

8. Does this range of facilities meet your needs?

For 92% of respondents, the range of facility does meet their needs.



9. Is there anything else you think should be included?

208 responses were received to this question. 16% of comments received related to the need for more studio space, either for them to hold more people or an additional studio, citing the fact that demand exceeds supply for the classes available at the current Leisure Centre.

- *“An extra multi activity studio. I am only a member as I attend yoga, Pilates, body balance. The yoga classes in particular are now virtually impossible to book due to increased demand. Too many members for too few classes. There is a definite trend for well being classes such as yoga. More classes in this area should be provided to meet demand. Would love to see ‘hot yoga’ added to the mix like they offer at The Thames Club.”*
- *“Make sure the spinning classes have a 40 (at least 30) person capacity and machines to accommodate.”*
- *“Need the spin studio to have a minimum of 30 bikes. Yoga and pilates are always oversubscribed. Need enough room for 40 members.”*

The swimming pool also had a small number of comments encouraging the building of a 50m pool with the idea to be able to hold galas and trials. Other comments included installing additional features such as waterslides and diving boards.

- *“There should be a 50M pool. We have a lack of 50M pools in the South yet long distance swimming (outdoor and triathlon) is one of the fastest growing sports in the UK right now.”*
- *“There should be sufficient periods for general swims in pool since nothing worse than it being booked out for most of the day to groups and schools etc.”*

Squash courts were also popular with residents with a handful commenting about the need to have further squash courts.

- *“I think there needs to be dedicated squash courts with coaching sessions available.”*

Other respondents requested facilities that included netball, indoor bowls, facilities for cross fit and a skate park.

Summary of Responses

10. Do you have any comments on the proposed design of the Leisure Centre?

231 of those who took part in the questionnaire responded to this question. Comments ranged on a variety of issues but there were some common themes.

Residents were particularly interested in arriving at the Leisure Centre, notably the bike storage area, requesting that it be well lit and not positioned in the far corner of the car park.

- *“Parking is a significant distance from the main entrance. Could the route from the car park to the main entrance be weather protected in some way or more provision made for drop off and pick up at the entrance.”*

The environment was another concern from residents with one of them noting concerns about noise and light pollution from the football pitches as well as the traffic during the construction period.

- *“The roof top pitches are a brilliant idea. Will lighting be considered and will there be a time limit to their use at night to prevent disturbance to local residents. The car park lights in the law courts/probation office are a nuisance so with the height of the new complex, this needs to be considered carefully.”*

Some respondents also wanted to share their concerns about the impact of the leisure centre on local wildlife.

- *“I would support the newly extended leisure centre if it also presents a solid case as an environmentally friendly facility. I would like to see more trees around and a roof garden there, just producing less carbon footprint and generating green energy is not enough, we need to encourage wildlife.”*

Changing areas were another aspect respondents were particularly keen on with the view of those expressed suggesting the rooms should be made larger.

- *“Looks promising, the only comment is that the changing room area looks quite small.”*
- *“Much larger wet changing area - currently do not have enough to meet the demand and cannot keep the area clean due to high foot fall. Spelthorne Leisure Centre has 36 changing rooms - you are proposing near 60 and larger pool. More storage areas for equipment please and better office space.”*
- *“Separate changing and washrooms for men, women, and additional single spaces for gender neutral/binary.”*

The squash players are also keen to see the movable walls to incorporate doubles squash and are keen for glass floors to be considered in order to provide easy conversion.

- *“Very serious consideration should be given to having the new ASB glass floors. They would make the area so much more flexible. Using the sliding walls with the floors and LED lighting we could have single/double squash courts and easy conversion into badminton courts.”*

Summary of Responses

Enhanced swimming options was another key area that respondents focused on with a particular wish to ensure that the facilities are more widely available in the evenings.

- *“I use the pool regularly every morning for swimming 5 times a week but I currently have to swim in the morning only because the evening time table is taken up heavily by the swim club. It would be good to have more evening availability for swimming in the new centre. Appreciate the club need to swim somewhere but they could split their time between other pools - Sunbury/Egham etc.”*
- *“More adult swim time myself and a friend have to swim at 9pm which is quite late or very early morning due to the swim club. Sometimes go to Sunbury pool but this is also late evening due to club - could they not swim earlier.”*

11. Do you have any other comments on this proposal?

There were 190 comments from respondents on this question. Bicycle parking facilities were touched upon and the entrance/exit access to the car park.

- *“Access to the car park off Knowle Green is two way and there appear to be no pedestrian routes within the car park, other than the crossings marked adjacent to the side ‘entrance’. This means that there is potentially pedestrian conflict with cars. This is particularly of concern to me when considering access to the Centre from disabled parking places. Visually impaired people would particularly be at risk. I suggest separate access and exit routes would reduce the hazard.”*
- *“The drop-off point, if in front of an entrance, will be of positive benefit if this removes pressure on the disabled parking places, a very common abuse at the current centre.”*
- *“A segregated cycle way/footpath runs along Knowle Green adjacent to the Centre. Pedestrian access to and from the car park from Knowle Green means passing the bicycle storage and this increases the potential of conflict with cyclists. I suggest bike storage is placed further into the car park with cyclists using the one way entrance proposed above.”*

There were certain concerns from residents who lived close to the current Leisure Centre and they were keen to ensure minimum disruption.

- *“Concerned about parking proposals for 300 vehicle spaces. Consider one way in, another way out. I’m already suffering the convoy of headlights beaming into my house in the early hours (day and night) and the five security lights. Parking area needs to be screened by a high as possible close-board fencing and ground level lighting.”*
- *“Leisure Centre will be open? You may be interested to know that commuters take advantage of the present leisure centre car park so they will have a field day with the new proposal.”*
- *“The congestion down this road is very high (I use the nursery) people drive very dangerously, and I think with the increase of work vehicles etc. in this area during construction phase we should be putting in place some provisions.”*

Summary of Responses

- *“The roundabout at the end of the road, drivers don’t stop to let you out even with your right of way when exiting to Kingston Road especially when heading to Ashford....A filter light to support comings and goings of the increased traffic at this pain point would be very beneficial.”*

Comments were made about installing electric charge points in the car park with some residents also suggesting the car park be multi-storey to allow for additional cars.

- *“Would like to see electric charge points in the car park”*
- *“2 storey car park rather than just a ground level facility which appears to be the current plan. The roof could be used for additional facilities i.e. indoor bowls, ice rink etc.”*

Ensuring that the Leisure Centre is accessible for all to allow residents with health conditions to use all of the facilities.

- *“Need to ensure it is fully inclusive - Changing places changing/toilets, pool access, lifts, signage etc and look into shapemaster / power assisted equipment to enable greater access for residents with disabilities / health conditions.”*
- *“Please make sure there are some separate changing / toilet facilities for women. Must have adequate lifts / disabled access to all floors: (not marked on display drawings)”*

Residents, whilst they welcomed the new Leisure Centre proposals as outlined in their responses to previous questions, are hopeful that their costs are not drastically increased.

- *“Everyone Active is a good operator in my opinion. The costs to members needs to remain largely the same in line with it being a community leisure centre.”*
- *“I realise this will be an expensive investment but don’t price the community out of it by making it expensive like private gyms locally.”*
- *“For the end cost for attending swimming, gym etc to be a reasonable price still. The current prices are reasonable.”*
- *“I buy 12 sessions for the price of 10 for both classes and gym, and I hope this will continue.”*

Residents want an improved range of refreshments available to them with a mixture of healthy food as well as beer for the post exercise pint.

- *“Good beer and food in cafe/bar not burger and chips only”*
- *“Healthy fresh snacks”*

Summary of Responses

The relationship with the nursery is something residents want to see considered, for instance installing a buggy park and allowing the nursery parking facilities to be expanded.

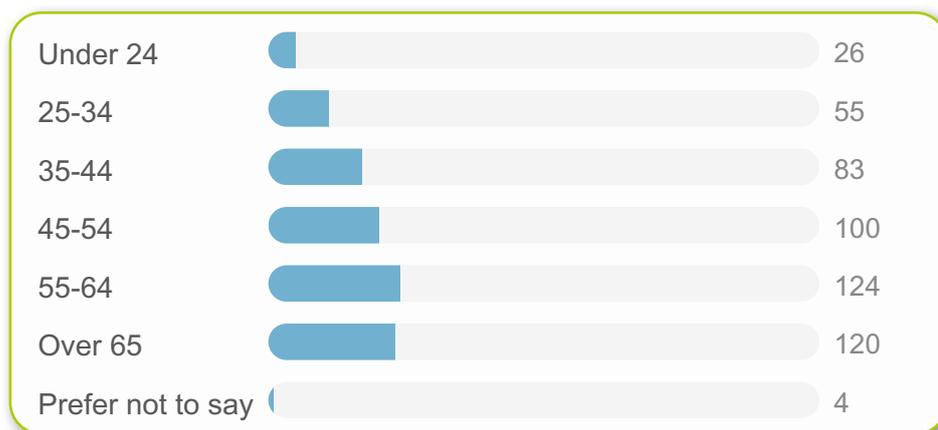
- *“A fit for purpose for Buggy Park to make use of crèche/learner pool and splash activities. The current one doesn’t support the local residents and therefore more drive/park. I would walk to/from if there was a buggy park.”*

Members are also concerned about access to the Leisure Centre, even if they just want to go to the roof garden.

- *“What will happen about access to the leisure centre? At the moment I can use a card to gain access if I have booked a class, or gym session, but it doesn’t work reliably.”*
- *“But what if I just want to go up to the roof garden?”*

12. Age

48% of residents who responded were either in the 55-64 bracket or over 65. 20% of those who responded were aged between 45 and 54. At the other end of the scale, 5 percent of those who replied were under the age of 24.



13. Postcode

The questionnaire was of most interest to those in the Staines-upon-Thames postal district with 56% of those responding coming within that boundary. Just over a quarter of respondents came from the Ashford postal area. A further 5% each came from the Sunbury, Shepperton, Stanwell and Egham postal areas. This is to be expected given the proposed location of the Leisure Centre.

The End

A full list of FAQs and design documents for the proposed leisure centre can be found on our website at www.spelthorne.gov.uk/leisurecentreconsultation

Thank you for being part of our consultation.

Respondent numbers may vary slightly due to some answers left blank on the hard-copy returned questionnaires.

APPENDIX 4 – Proposed modifications to the design of the new leisure centre based on feedback from the second consultation process

A number of adjustments have been made to the design of the proposed centre based on feedback from the second consultation process. These are as follows:

- (a) Concerns over studio capacity/size.
 - i) Studio 01 increased from 154m² to 205m² to cater for 40+ person occupancy;
 - ii) Dedicated spin studio created with increased capacity (size increased from 75m² to 90m²).
- (b) Wet change facilities – some respondents noted a preference for the provision of separate male and female changing zones, whilst operator preference is to maintain a wet change village.
 - i) The layout of the wet change village has however been modified to provide the potential to be divided into equal male and female changing zones if required with access to group rooms and WC facilities.
- (c) Roof pitches – some residents expressed concerns about noise and light pollution from the roof pitches.
 - i) A 1.2m high parapet wall would be provided around the perimeter of the building to the north, west and east face;
 - ii) A 2.5m transparent acoustic screen would be provided on the east elevation (a noise assessment has been undertaken which has indicated that predicted noise levels from these pitches would be lower than the existing measured ambient level and future post-COVID ambient levels);
 - iii) The impact of flood lighting would be mitigated by:
 - Use of latest LED technology and directional forward through optics which would focus light over the playing area and reduce any light spillage beyond the pitches and no direct upward lighting distribution;
 - A range of other measures would be implemented including use of shorter lighting columns, lower wattage LED lights, time clock and photocell lighting controls and a solid, low level parapet around the perimeter of the building.
- (d) Parking – concerns were raised by a number of residents over aspects of the parking provision:
 - i) Disabled parking spaces have now been repositioned to be within closer proximity to the main entrance;
 - ii) Benching has been provided along the key pedestrian route to ensure there are adequate rest stops;

- iii) An additional vehicle drop-off point has been provided to the south-west of the building which connects directly to the main entrance plaza;
 - iv) Parent toddler parking spaces and EV charging points have been integrated into the scheme and access control to the main vehicular entrance will be provide to help prevent unauthorised parking and to close off the car park at night;
 - v) Cycle shelters have been relocated to the east of the site (12 no. cycle hoops) and to the south side, near to climbing wall area (13 no. cycle hoops).
- (e) Landscaping – Perimeter trees have been maintained where possible and a soft landscaping strategy will be undertaken.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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