

**Minutes of the Development Sub-Committee
9 August 2021**

Present:

Councillors:

H. Harvey	R.J. Noble
L. E. Nichols	R.A. Smith-Ainsley

Apologies: Councillors J.T.F. Doran

In Attendance: Councillors C. Bateson

288/21 Apologies for absence

Councillor Doran sent his apologies for absence.

Election of Chairman

Proposed by Councillor Smith-Ainsley
Seconded by Councillor Noble

Resolved that Councillor Nichols chair the meeting.

289/21 Minutes

The minutes of the meeting held on 26 July 2021 were approved as a correct record.

290/21 Disclosures of Interest

Councillors Noble and Smith-Ainsley advised the Committee that they were Planning Committee members and therefore would not be making any comment on applications due to come to before the Planning Committee.

291/21 Council Developments

The Committee considered the six principles that Councillor Nichols proposed were to be provided and agreed by the Development Sub-Committee before a Council development could move forward and would be reviewed at each stage of the development.

The Monitoring Officer advised that senior officers had considered the proposals and had no comments on principles 1, 2, 3 and 5. Revised wording for principle 4 was suggested and agreed by the Committee as follows:

'Each individual proposed development is to have a communications strategy to ensure awareness raising and scheme appropriate engagement with residents and all Councillors, particularly local Councillors. The outcomes of such awareness and engagement being reported to the Development Sub-Committee'.

In respect of principle 6 the Monitoring Officer advised that all exempt items will be monitored and made public once the reason for the exemption has lapsed.

The Committee **resolved** to implement the six principles for future Council developments subject to the change of wording agreed by the Sub-Committee.

**Councillor Harvey asked if a report could be presented to the Committee outlining the actual costs to the Council due to the current moratorium on Council developments. Councillor Nichols asked that the costs be shown on a site to site basis. - *amended by Councillor Harvey at meeting on 23/08/2021.*

292/21 Items Carried Forward from Previous Development Sub-Committee Meeting

- a Benwell House Phase 2 - Construction Costs - Key Decision
The first part of this item was discussed in an open public forum.

Councillor Nichols expressed concern over this development stating that it was too tall, of too high density and was not in keeping with the street scene. He stated that the public did not want this development and that a number of objections had been logged on the Planning Portal. He advised that he wanted to see what the objectives were for this scheme and a financial analysis and therefore requested that the development be

deferred until these could be provided.

The Committee were advised that this development would provide affordable housing for residents and that 13 of the units would be subject to a Section 106 agreement that would reduce the number of families on the housing waiting list.

It was proposed by Councillor Harvey and seconded by Councillor Smith-Ainsley to move this item into a private session to be able to discuss the commercially sensitive information within the report.

The Committee **resolved** to:

- 1) authorise Benwell House Phase 2 project to proceed to determination by the Planning Committee meeting at the earliest opportunity, and
- 2) to note that Assets will finalise terms and identify a preferred contractor and then make recommendations for approval to the Development Sub-Committee, the Corporate Policy and Resources Committee and Full Council.

b Development project update

The Committee **resolved** to move this item into a private session due to commercially sensitive information contained within the update.

The Committee **resolved** to note the development project update.

293/21 Annual Report (Investments)

The Committee considered the Annual Commercial Property Report for 2020/21.

The Committee agreed that was a well written, in-depth report that focussed on the previous year. Councillor Nichols asked the Development & Property Manager to write a forward looking report that highlighted any potential issues or risks involved with each development.

Councillor Harvey queried paragraph 3.8 of the report that made reference to the Council's sinking fund. The Committee agreed the wording was to be changed and the Deputy Chief Executive advised that he would circulate the revised wording to the members of the Committee.

The Committee **resolved** to note the annual commercial property report for the year ending 31 March 2021 and agreed to publicise it on the Council's website subject to the wording in paragraph 3.8 being amended.

Postscript: The amended agreed wording was:

“As at the 31st March 2021, the Council accumulated a sinking funds' reserves combined balance of £26.87 million (up from £20.30 million a year ago, in March 2020). At this current level the sinking funds reserves could continue to make the annual net £10.40 million contribution towards the Council's Revenue Budget (which was last years actual net contribution level), supporting the cost of services, for a period of just over two and a half years (30.4 months)”.

294/21 Laleham Pavilion

The Development & Property Manager advised the Committee that the pavilion at Laleham Park had been derelict since 2001 and had been subject to anti-social behaviour and he sought approval for its demolition. He stated that there were only small windows of opportunity for the demolition due to nesting bats and that the cost of demolition would be £32k. Hardstanding would be put in place that could possibly be utilised by a catering van. It was proposed that a community letting would be sought for this site.

The Committee **resolved** to approve the demolition of Laleham Park Pavilion and WC amenity block in September/October 2021.

295/21 Investment & Regeneration Portfolio - Annual Business Plans

The Committee **resolved** to approve the proposed template for the annual business plans which are being produced for all assets in the Investment & Regeneration portfolios, and to note the proposed timescale of completion of this project by 20 August.

296/21 Exclusion of Public and Press (Exempt Business)

The Committee **resolved** to exclude the Press and Public to discuss the exempt World Business Centre 4, Heathrow – Annual Business Plan 2021/22

297/21 World Business Centre 4, Heathrow - Annual Business Plan 2021/22

The Committee **resolved** to note the forecast income and expenditure from WBC 4, Heathrow over the next five year period and to note the proposed asset management initiatives.

During the discussions concerns were raised over the glass panels within the building that are breaking on a regular basis. The Development & Property Manager advised that the Council are commissioning their own report but stated that the previous broken glass instances had been covered by warranties.