

**Minutes of the Development Sub-Committee
21 March 2022**

Present:

Councillor R.A. Smith-Ainsley (Vice-Chairman)

Councillors:

J.T.F. Doran

L. E. Nichols

H. Harvey

S.C. Mooney

Apologies: Councillors S. Buttar

In Attendance: Councillors C. Bateson and M. Beecher

79/22 Apologies for absence & Substitutions

Apologies for absence were received from Councillor S Buttar.

80/22 Minutes

The minutes of the meeting held on 07 March 2022 were agreed as a correct record.

81/22 Disclosures of Interest

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

Councillor S. Mooney advised the Committee that she was a Surrey County Councillor.

The Vice-Chairman, Councillor Smith-Ainsley requested that his thanks to the previous Chair, Councillor R Noble be noted in the minutes. He stated that Councillor Noble had always been hard working and shown dedication in his role of Chair of the Development Sub-Committee.

82/22 Questions from members of the Public

There were none.

83/22 Ward Issues

There were none.

84/22 Urgent Actions

There were none.

85/22 Approach for Transferring of Assets

The Committee considered a report from the Chief Accountant, Paul Taylor that sought to advise the Committee of the changes in the Council's accounting methodology in respect of the transfer of assets from the Council to Knowle Green Estates.

The Committee were advised that various experts, including tax experts had been consulted and had concluded that this revised methodology was a sensible approach and that this would ensure that a loss or gain would not arise that would create an accounting issue for the Council.

Councillor Harvey asked if this new method of accounting would have been considered if it was not for the fact that the Council's developments over the past 20 months had been delayed resulting in significant losses and therefore an alternative accounting method had to be considered as a way of mitigating these losses.

The Deputy Chief Executive, Terry Collier advised the Committee that this was a factor but that he had wanted to look at this as a matter of accounting principle anyway.

Terry advised the Committee that a report was due to go before the Corporate Policy & Resources Committee for their approval of the changes to the accounting methodology. He also advised that Knowle Green Estates were in agreement with the changes.

The Committee **resolved** to note the report.

86/22 Forward Plan

The Committee asked that the Forward Plan be updated with dates for Business Plans for Council Owned Properties to be presented to the Committee.

The Property & Development Manager advised that these were being worked on and that he hoped that the Forward Plan could be updated for the next meeting of the Committee.

The Committee **resolved** to note the Forward Plan for the business of the Development Sub-Committee.

87/22 Exclusion of Public and Press (Exempt Business)

It was proposed by Councillor Nichols, seconded by Councillor Doran, and **resolved** that the public and press be excluded during consideration of the following items, in accordance with paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) because it was likely to disclose 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 being able to undertake even-handed negotiations and finalising acceptable contract terms.

88/22 Waterfront Development

This item was deferred to the meeting of the Development Sub-Committee on 04 April 2022.

89/22 Commercial Portfolio Management Costs

The Committee received a verbal update from the Property & Development Manager, Nick Cummings that sought to outline the commercial portfolio management costs for the years 2016/17 up to and including 2021/22.

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

90/22 Urgent business

The Development Advisor presented the report to the Committee and advised them that Council should receive a presentation on both elements of the proposed Oast House Development, the residential and the Health & Wellbeing Centre so that the development could be considered holistically as the previous call in focussed on the residential element only.

The Committee were advised of the ongoing financial impact on delaying the development.

It was suggested that an extraordinary meeting of the Development Sub-Committee be convened to discuss the Oast House development and that all

Councillors should be invited to attend when they would have the opportunity to ask questions in relation to the development.

The Committee **resolved** to refer any forthcoming decision on the Oast House to the Council under the Council's referral scheme following an extraordinary meeting of the Development Sub-Committee on 05 April 2022 at 7pm. All Councillors will be able to attend and debate the scheme put forward by the Officers.