

**Minutes of the Development Sub-Committee  
22 April 2024**

**Present:**

Councillor H.R.D. Williams (Chair)  
Councillor S.N. Beatty (Vice-Chair)

Councillors:

M. Beecher	D.C. Clarke	J.R. Sexton
M. Bing Dong	M. Gibson	P.N. Woodward
T. Burrell	K. Howkins	
R. Chandler	L. E. Nichols	

**In Attendance:** Councillor C. Bateson

**35/24 Apologies for absence & Substitutions**

There were none.

**36/24 Minutes**

Councillor Williams proposed a change to the minutes to include 'The Sub-Committee delegated authority to make that recommendation to CPRC and Council to the Chair and Vice-Chair', this was agreed by the Sub-Committee.

The minutes of the meeting held on 25 March 2024 were agreed as a correct record subject to the above change being made.

**37/24 Disclosures of Interest**

Councillors Beatty, Beecher, Burrell, Chandler, Gibson, Howkins, Nichols and Williams advised the Committee that they were members of the Planning Committee and therefore would not be making comment on any applications due to come before the Planning Committee.

Councillors Sexton advised that she was a Surrey County Councillor.

Councillor Nichols advised that he was a member of Knowle Green Estates Board.

### **38/24 Questions from members of the Public**

There were none.

### **39/24 Urgent Actions**

There were none.

### **40/24 Forward Plan**

The Sub-Committee **resolved** to note the Forward Plan.

### **41/24 Development Delivery Strategy**

The Sub-Committee received a report on the draft Development Delivery Strategy. The Group Head Assets advised that delivery options would be considered on a site-by-site basis and that the strategy would set out the criteria for deciding the relevant options for each site.

The Sub-Committee asked for clarification over what would be prioritised; achieving the objectives of the Corporate Plan or the need to achieve financial returns on the sites. The Group Head Assets advised that while the Council has a statutory obligation to achieve best value in terms of financial returns, it is the Councillors who would make the decision as to how the sites are progressed and could decide that best value meant something beyond the financial implications.

The Sub-Committee queried how residents should interpret Appendix 2 and were advised that it showed anticipated delivery mechanisms that would be acceptable to the market, but that no decision would be made until a report was brought to the relevant committee. The Sub-Committee expressed reservation about Appendix 2 being in the public domain and it was **resolved** that it would not be published with the rest of the Development Delivery Strategy.

The Sub-Committee queried whether it would be possible to do nothing and wait for interest rates and construction cost to reduce. The Chief Accountant advised that doing nothing was not an option and that progress needed to be made on the sites to avoid £15m being transferred to the revenue budget.

The Chair suggested that further work on the strategy was needed to identify which sites should be prioritised. The Group Head Assets suggested the report be withdrawn and that a workshop with selected Councillors held to identify priority sites. The report could then return to Development Sub-Committee in May 2024.

The Sub-Committee **resolved** to withdraw the report and reconsider it at the next meeting.

#### **42/24 Asset Management Plan Review - KPIs and Risk Register**

The Sub-Committee received a report on the update Key Performance Indicators and Risk Register for the Asset Management Plan 2024-2028.

The Sub-Committee queried the frequency by which these documents would be reviewed and were advised that it was planned as a yearly review. The Sub-Committee advised that the Risk Register should be reviewed more regularly and requested quarterly reviews. The Group Head Assets stated that it could be done on a 6-monthly basis as part of the portfolio review. The Sub-Committee suggested that it did not need to be a full report and advised that it could be a standing item on the agenda as a verbal update. The Group Head Assets agreed to consider the options.

The Sub-Committee **resolved** to:

1. Approve the updated Key Performance Indicators and Risk Register which will form part of the final version of the Asset Management Plan (AMP) 2024-2028.
2. Agree subject to a final review of the Asset Management Plan being undertaken to ensure it reflects any other Council policy changes since December 2023, that the AMP can be published on the Council's website.

#### **43/24 Exclusion of Public and Press (Exempt Business)**

It was proposed by Councillor Clarke, seconded by Councillor Woodward and **resolved** to exclude the public and press be excluded for the following agenda items, in accordance with paragraph 3 of part 1 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 finalizing acceptable contract terms.

#### **44/24 Annual Investment Strategy for 2024/25**

The Sub-Committee received a report on the Asset Investment Strategy for 2024/2025. The Asset Management Consultant identified that this document formed part of the wider Asset Management Plan suite of documents and highlighted that the report set out key lease events, expenditure and risks for the next 12 months. The Sub-Committee expressed their thanks to the Assets Team and praised the quality of the report.

The Sub-Committee **resolved** to note the Asset content of the Asset Investment strategy which sets out the priorities and key focuses for proactive

management of the Council's Investment and Regeneration Portfolio during 2024/25.

**45/24 Urgent Item - Ashford Victory Place**

The Sub-Committee received a verbal update on Ashford Victory Place.

The Sub-Committee **resolved** to agree to the recommendation given in the verbal update.

**Meeting ended at 21:31**