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Date: 03 July 2026

Notice of meeting

Commercial Assets Sub-Committee

Date: Monday, 13 July 2026

Time: 1.30 pm

Place: Council Chamber, Knowle Green, Staines-upon-Thames TW18 1XB

To the members of the Commercial Assets Sub-Committee

Councillors:

L. E. Nichols
S.N. Beatty

R. Chandler
D. Saliagopoulos

Bunney

Substitute Members: Councillors T. Burrell, K. Howkins and M. Gibson

Councillors are reminded that the Gifts and Hospitality Declaration book will be available outside the meeting room for you to record any gifts or hospitality offered to you since the last Committee meeting.

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

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Agenda

Page nos.

1. Election of Chair for Meeting

To elect a chair for this meeting.

2. Apologies for absence & substitutions

To receive any apologies for non-attendance and details of Member substitutions.

3. Minutes

5 - 8

To confirm as a correct record the minutes of the meeting held on 15 June 2026.

4. Disclosure of Interest

To receive any disclosures of interest from members in accordance with the Members' Code of Conduct.

5. Questions from members of the Public

The Chair, or his nominee, to answer any questions raised by members of the public in accordance with Standing Order 40.

At the time of publication of this agenda no questions were received.

6. Forward Plan

9 - 10

To note the Forward Plan for future Commercial Assets Sub-Committee business.

7. Exclusion of Public and Press (Exempt Business)

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

8. 12 Hammersmith Grove Lease Renewal

11 - 20

The Sub-Committee is asked to consider the terms of a proposed reversionary lease at 12 Hammersmith Grove.

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 circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

9. Commercial Portfolio Update

To Follow

To receive an update on properties within the Commercial portfolio.

This update 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 any contract or other type of negotiation with a prospective purchaser who could then know the position of the Council.

10. Urgent Actions

21 - 26

To consider any urgent action that have arisen since last meeting.

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**Minutes of the Commercial Assets Sub-Committee
15 June 2026**

Present:

Councillors:

L. E. Nichols D. Saliagopoulos

Independent Member: M. Bunney

Substitutions: Councillors K. Howkins (In place of R. Chandler)

Apologies: Councillors S.N. Beatty and H.R.D. Williams

30/26 Nominations for Chair and Vice-Chair

It was proposed by Councillor Saliagopoulos, seconded by Councillor Howkins and **resolved** that Councillor Nichols be elected Chair of the meeting.

It was proposed by Councillor Howkins, seconded by Councillor Saliagopoulos and **resolved** to recommend to Council that Councillor Nichols be appointed as Chair of the Sub-Committee.

It was proposed by Councillor Howkins, seconded by Councillor Saliagopoulos and **resolved** to recommend to Council that Councillor Saliagopoulos be appointed as Vice-Chair of the Sub-Committee.

31/26 Apologies for absence & substitutions

Apologies were received from Councillors Beatty, Chandler and Williams. Councillor Howkins attended as Councillor Chandler's substitute.

32/26 Minutes

The minutes of the meeting held 11 May 2026 were agreed as a correct record.

33/26 Disclosure of Interest

Mark Bunney, Independent Member of the Sub-Committee, advised he was employed by Knight Frank Investment Management LLP, a wholly owned subsidiary of Knight Frank LLP, and would not provide an opinion or view on matters where Knight Frank had provided valuation.

34/26 Questions from members of the Public

There were none.

35/26 Forward Plan

The Chair confirmed that items relating to sale of properties would be added to the forward plan as required.

The Sub-Committee **resolved** to note the forward plan.

36/26 Urgent Actions

This item would be covered under Item 11.

37/26 Exclusion of Public and Press (Exempt Business)

It was proposed by Councillor Nichols that the public and press be excluded for the remaining agenda items, in accordance with paragraph 3 of part 1 of schedule 12A of the Local Government Act 1972 (as amended) because it is likely to disclose information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information because the 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.

The motion was not seconded and fell.

The Chair adjourned the meeting in view of the remainder of the agenda containing commercially sensitive information. The remainder of business would be carried over to a later meeting.

Meeting ended 13:44.

38/26 Investment Assets Business Plans

This item was not discussed.

39/26 Commercial Portfolio Update

This item was not discussed.

40/26 Urgent Action

This item was not discussed.

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Spelthorne Borough Council Services Committees Forward Plan

This Forward Plan sets out the decisions which the Service Committees expect to take over the forthcoming months, and identifies those which are **Key Decisions**.

Please direct any enquiries about this Plan to CommitteeServices@spelthorne.gov.uk.

Spelthorne Borough Council

Commercial Assets Sub-Committee Forward Plan

Anticipated earliest (or next) date of decision and decision maker	Matter for consideration	Key or non-Key Decision	Decision to be taken in Public or Private	Lead Officer
Commercial Assets Sub-Committee 13 07 2026	12 Hammersmith Grove Lease Renewal	Key Decision	Private	Coralie Holman, Group Head - Assets
Commercial Assets Sub-Committee 10 08 2026 Corporate Policy and Resources Committee 08 09 2026 Council 22 10 2026	Annual Commercial Property Report	Key Decision	Part public/part private	Katherine McIlroy, Asset Manager
Commercial Assets Sub-Committee 10 08 2026	Assets Business Plans	Key Decision	Private	Sian Bowen, Principal Asset Manager

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

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