



*Please reply to:*

Contact: Christeen Abee  
Service: Committee Services  
Direct Line: 01784 446224  
E-mail: [c.abee@spelthorne.gov.uk](mailto:c.abee@spelthorne.gov.uk)  
Date: 06 January 2026

## **Notice of meeting**

### **Business, Infrastructure and Growth Committee**

**Date:** Wednesday, 14 January 2026

**Time:** 7.00 pm

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

#### **To the members of the Business, Infrastructure and Growth Committee**

Councillors:

H.R.D. Williams (Chair)	J.R. Boughtflower	M. Gibson
S.C. Mooney (Vice-Chair)	M. Buck	S. Gyawali
C. Bateson	D.C. Clarke	K. Howkins
S.N. Beatty	R.V. Geach	

Substitute Members: Councillors T. Burrell, J. Button, J.P. Caplin, L. E. Nichols and P.N. Woodward

*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**

[www.spelthorne.gov.uk](http://www.spelthorne.gov.uk) [customer.services@spelthorne.gov.uk](mailto:customer.services@spelthorne.gov.uk) Telephone 01784 451499

# Agenda

**Page nos.**

**1. Apologies and Substitutes**

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

**2. Minutes**

**5 - 12**

To confirm as a correct record the minutes of the meeting held on 20 November 2025.

**3. Disclosures of interest**

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

**4. 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.

**5. Update on Business Growth Service**

**Verbal Report**

The Committee will receive a presentation from Helen Roberts from CPG on the Business Growth Service.

**6. Update on Ashford BID Project**

**Verbal Report**

The Committee will receive a presentation from Rishi Sood on the delivery of the Ashford BID project.

**7. Visit Staines BID - Voting Report (as part of the renewal process)**

**13 - 28**

Committee is asked to:

- 1) Agree that Spelthorne Borough Council supports the principle of the Visit Staines Business Improvement District (BID) ballot and voting "for" in October 2026.
- 2) Delegate authority to the Group Head for Place, Protection & Prosperity to exercise the ballot vote in support of the Visit Staines BID.
- 3) Note the financial implication associated with the Visit Staines BID in respect of paying the BID levy as set out in the report.

**8. Social Value Strategy for Site Disposals**

**29 - 50**

Committee is asked to:

1. Agree the Social Value Strategy relating to the Council's regeneration sites and recommend to the Corporate Policy and Resources Committee for approval by Council.
2. Note that by adopting the Strategy the relevant housing and regeneration sites will be marketed to include a requirement for third parties to provide social value provision within their offers.

**9. Chair's Updates**

**Verbal  
Report**

To receive updates from the Chair on items within the Committee's remit.

**10. Forward Plan**

**51 - 54**

To note the Forward Plan for future business.

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

**Minutes of the Business, Infrastructure and Growth Committee  
20 November 2025**

**Present:**

Councillor H.R.D. Williams (Chair)  
Councillor J.R. Boughtflower (Vice-Chair)

Councillors:

C. Bateson	D.C. Clarke	M. Gibson
S.N. Beatty	R.V. Geach	S. Gyawali

**Apologies:** Councillors M. Beecher, S. Bhadye and N. Islam

**43/25 Apologies and Substitutes**

Apologies for absence were received from Councillors Beecher, Bhadye and Islam.

**44/25 Minutes**

The minutes of the meeting held 11 September 2025 were agreed as a correct record.

**45/25 Disclosures of interest**

There were none.

**46/25 Questions from members of the Public**

There were none.

**47/25 Approval to progress with the freehold disposal of vacant land known as plots 12 & 13 adjacent to Revelstoke, Shepperton Towpath, Shepperton TW17 9LL**

It was proposed by Councillor Bateson, seconded by Councillor Gibson and **resolved** to exclude the public and press for the discussion of this agenda item in accordance with Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) as 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 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.

The Committee considered a disposal for vacant land adjacent to Revelstoke, Shepperton Towpath.

The Principal Asset Manager provided the history of the site and summarised the offers received after six weeks of marketing.

The Committee acknowledged previous plans for the site had not materialised and the land was surplus to the Council's requirements. The recommended offer would contribute to supporting the Council's financial resilience and debt reduction initiative.

The Committee **resolved** to:

- a) Approve the freehold disposal of Plots 12 & 13 adj Revelstoke, Shepperton Towpath, Shepperton for a price of £350,000 to Bidder A referred to in Appendix 2;
- b) Delegate authority to the Group Head of Corporate Governance to enter into transfers to complete the disposals and any ancillary legal documentation required in relation to Plots 12 and 13 adjoining Revelstoke, Shepperton Towpath, Shepperton shown edged red on plan in Appendix 1.

In accordance with Standing Order 21.6, Councillors Clarke and Boughtflower requested their abstention from the vote be recorded.

#### **48/25     Appointment of new valuation surveyors to undertake the annual municipal valuation**

The Committee re-entered public session.

The Committee considered the appointment of new valuation surveyors to undertake the annual municipal valuation. The Council's municipal portfolio was valued annually, with a new valuer appointed every three years in line with best practice. Four suppliers were invited to tender, and the recommended bidder achieved the highest overall quality score and submitted the most competitive pricing, representing best overall value to the Council. Local Government Reorganisation had been taken into consideration when determining the length of the contract.

The Committee noted the Council was required to undertake annual valuations and these would be provided to the new local authority. The length of the contract would ensure some length of continuity while alternative arrangements for valuations were made under the new authority.

The Committee **resolved** to:



1. Approve the appointment of Bidder C to undertake the municipal valuation programme for a period of 2 years with an option to extend for a further 1 year.
2. Delegate authority to the Group Head of Corporate Governance to enter into a contract and any ancillary legal documentation required in respect of appointment of Bidder C.

#### **49/25 Chair's Updates**

The Committee received updates from the Chair on work being undertaken as part of the Housing and Regeneration workstream within the Implementation and Recovery Plan. A Social Value Strategy would be presented to members for consideration in the new year and would be applied to a number of regeneration sites. Regarding the Ashford Business Improvement District work, further engagement with businesses regarding the proposed boundary and levy was being progressed.

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

#### **50/25 Forward Plan**

The Committee received the forward plan for future Committee business. The Committee were advised that since publication, further items had been added to the forward plan: "Spelthorne Business Forum Grant Application," and "Staines Bid Ballot Vote Report."

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

This page is intentionally left blank



### Committee Report Checklist

Please submit the completed checklists with your report. If final draft report does not include all the information/sign offs required, your item will be delayed until the next meeting cycle.

#### Stage 1

##### Report checklist – responsibility of report owner

ITEM	Yes / No	Date
Councillor engagement / input from Chair prior to briefing		Sent 10/12
Commissioner engagement (if report focused on issues of concern to Commissioners such as Finance, Assets etc)	Yes	Sent 10/12
Relevant Group Head review	No	
MAT+ review (to have been circulated <b>at least 5 working days before Stage 2</b> )	Yes	01/12
This item is on the Forward Plan for the relevant committee	Yes	
	<b>Reviewed by</b>	
Finance comments	N Brown	04/12
Risk comments		
Legal comments	J C	09/12
HR comments (if applicable)		

For reports with material financial or legal implications the author should engage with the respective teams at the outset and receive input to their reports prior to asking for MO or s151 comments.

Do not forward to stage 2 unless all the above have been completed.

#### Stage 2

##### Report checklist – responsibility of report owner

ITEM	Completed by	Date
Monitoring Officer commentary – at least <b>5 working days before MAT</b>	L Heron	12/12/25
S151 Officer commentary – at least <b>5 working days before MAT</b>	T. Collier	4/12/25
Confirm final report cleared by MAT		

# Business, Infrastructure & Growth Committee

15 January 2026

<b>Title</b>	Visit Staines BID - Voting Report (as part of the renewal process).
<b>Purpose of the report</b>	To make a decision.
<b>Report Author</b>	<i>Julia Owen, Senior Economic Development Officer</i>
<b>Ward(s) Affected</b>	Staines-upon-Thames
<b>Exempt</b>	No
<b>Exemption Reason</b>	N/A
<b>Corporate Priority</b>	Resilience
<b>Recommendations</b>	<p><b>Committee is asked to:</b></p> <ul style="list-style-type: none"> <li>i) Agree that Spelthorne Borough Council supports the principle of the Visit Staines Business Improvement District (BID) ballot and voting “for” in October 2026.</li> <li>ii) Delegate authority to the Group Head for Place, Protection &amp; Prosperity to exercise the ballot vote in support of the Visit Staines BID.</li> <li>iii) Note the financial implication associated with the Visit Staines BID in respect of paying the BID levy as set out in this report.</li> </ul>
<b>Reason for Recommendation</b>	<ul style="list-style-type: none"> <li>• Supporting the Staines BID is a key action of the current Corporate Plan and proposed Council Plan.</li> <li>• The BID attracts £1.5million in investment to the local area across 5 years.</li> <li>• The BID adds value to the town centre by delivering enhanced services beyond those provided by Spelthorne Borough Council to support the economic vibrancy of the town centre.</li> </ul>

## 1. Executive summary of the report

What is the situation	Why we want to do something
<ul style="list-style-type: none"><li>• The current 5-year cycle of the Visit Staines BID ends on 31 March 2027.</li><li>• The Visit Staines BID is seeking renewal which relies on businesses voting “yes” subject to a ballot of all eligible voters.</li><li>• This will include Spelthorne Borough Council, in September - October 2026.</li></ul>	<ul style="list-style-type: none"><li>• To support the Visit Staines BID renewal.</li><li>• The Council is obliged to vote “Yes” or “No” to the renewal of the Visit Staines BID.</li></ul>
This is what we want to do about it	These are the next steps
<ul style="list-style-type: none"><li>• Visit Staines BID invests a substantial amount annually (approx. £300k). The Visit Staines BID adds services in the town centre that is proving key to the success of the town centre.</li><li>• The Council reaches a position of support for the renewal proposals and agrees to appoint a nominated officer to receive and cast all Council BID ballot votes in September 2026.</li></ul>	<ul style="list-style-type: none"><li>• Being responsible for a number of business-rated premises, the Council will be invited to vote within the ballot which will decide whether or not the Visit Staines BID continues to operate beyond 31<sup>st</sup> March 2027.</li><li>• Vote “Yes” to the renewal of the Visit Staines BID.</li><li>• If approved, it is requested that the nomination of an officer to discharge the Council voting function is delegated to the Group Head for Place, Protection &amp; Prosperity.</li></ul>

## 2. Key issues

- 2.1 Business Improvement Districts (BIDs) are business led partnerships which are created through a ballot process to deliver additional services to local businesses. They allow the business community and local authorities to work together to improve the local trading environment. There are now over 300 BIDs operating across the UK.
- 2.2 The Visit Staines BID has existed since 2017 after a successful ballot, followed by a second term in 2022. The BID is now seeking a third term by holding a ballot in October 2026.
- 2.3 If the ballot is successful, the third term starts on the 1 April 2027 until March 2032.

- 2.4 The Visit Staines BID operates on a not-for-profit basis, that aims to improve Staines-upon-Thames town centre on behalf of the 275 businesses within its boundary. The Council has maintained representation on the Board of Visit Staines BID and has always enjoyed excellent relations concerning BID activities, several of which align with the priorities of the Council.
- 2.5 Currently the Economic Development Manager is a Director of Visit Staines. The Head of Communications and Customer Experience attends board and the Marketing Sub-committee meetings to provide Council updates and coordinate events and communications between the two organisations.
- 2.6 A decision for the Council to vote positively for the renewal proposals would increase the likelihood of the overall ballot outcome being successful and the BID continuing to operate its third cycle, 2027 - 2032.
- 2.7 The Council's "Economic Prosperity Strategy 2023 – 2028" acknowledges the existence of the BID as a positive point as it states the possibility of creating similar projects in other towns across the borough. The possibility of creating a BID in Ashford is also being highly explored following the success of the BID in Staines-upon-Thames.
- 2.8 Visit Staines invests approximately £300,000 per annum in activities, promotions and other initiatives including working with the Police and other agencies to tackle anti-social behaviour and shop lifting. These have dramatically fallen as a direct intervention by the collaboration of the Visit Staines Rangers and partners.
- 2.9 The Business Improvement District in Staines-upon-Thames has four key pillars:
- (a) Safe and Secure – delivering key initiatives to keep the town centre safe such as BID Rangers, Radio Scheme, DISC (data sharing app), a Business Crime Reduction Partnership and a Pubwatch.
  - (b) Marketing and Events – delivering key events in the town centre such as Theatre, Comedy Nights, Open Air Cinema, Trails, Workshops, etc.
  - (c) Bright and Welcome – sponsoring flower baskets, flower towers, Christmas Decorations, Poppies on the Lamp posts, Litter Picking, Murals, etc.
  - (d) Informed and connected – delivering weekly business newsletters, Business Breakfasts, sponsoring spaces to business-to-business events, supporting businesses writing applications to awards, representing the town centre in key events, etc.
- 2.10 If the ballot in October 2026 is successful, the Council will be legally obliged to pay a BID levy. The levy for large organisations is currently capped at £5,000. It is proposed that the cap is increased to no more than £7,000 from 1 April 2027.
- 2.11 The new Unitary Council will be responsible for paying the Levy from 2027 to 2032. The voting takes place in October 2026 so it is this Council that will agree the levy charge.
- 2.12 Due to Local Government Reorganisation, the Council recognises that the Shadow Unitary Council could decide to vote differently.

### **3. Options appraisal and proposal**

#### **3.1 Option 1 – Preferred Option**

- i) Vote “Yes” to renewing the Visit Staines BID and
- ii) agree to the proposed Levy cap of £7,000 per annum.

The proposed option is that the Council agrees to vote positively to renew Visit Staines for a third term.

This would add momentum to the ongoing annual investment of approximately £300,000 per year into town centre improvements, which currently include a system to reduce crime and antisocial behaviour, a programme of high-profile events to attract footfall into the town centre, as well as significant promotional campaigns to promote the town to a far wider audience.

If the proposals are approved, it is calculated that the Council would incur BID levy costs of no more than £7,000 per year.

#### **3.2 Option 2 – Not preferred**

- i) Vote “No”, as not in favour of the Visit Staines BID renewing for a third term

This option is not recommended, as it would be likely result in reputational damage to the Council, and would also make an anticipated investment of £1.5 million into Staines-upon-Thames far less likely.

This would be acting outside the Council’s policy framework in the Economic Prosperity Strategy 2023 - 2028.

#### **3.3 Option 3 – Not preferred**

- i) “abstain” from voting and defer the decision to the new unitary Council.

If the Council votes against the proposals, or abstains from voting, and the result of the ballot is positive, then the Council is statutorily bound to pay the levy regardless.

The Council should also note the possible reputational risk of either voting against the proposals or abstaining from voting.

### **4. Risk implications**

#### **4.1 Financial risk to the Council**

There is a minimal financial risk to the Council – the maximum required to pay is £35,000. This would take effect from April 2027 so would be an obligation passing across to West Surrey Unitary Authority.

#### **4.2 Reputational risk**

As indicated in point 3.4, the Council would face a reputational risk if it decides to either vote against the proposals, or abstains, from voting, in that this would be likely to be perceived by a significant and influential section of the local business community as the Council withdrawing support from what is generally considered to be a very successful local organisation.

## **5. Financial implications**

- 5.1 The financial implications to the Council would be no more than £7,000 per year, resulting in an overall cost of up to £35,000 over the proposed five-year term of the BID, between 2027-2032.
- 5.2 The Business Improvement District levy is currently at 1.5% of the Rateable Value (for the term of 2022-2027), with a 50% discount for properties within the shopping centres to acknowledge the duplication of some BID projects with services provided for by the service charge i.e. security and marketing.
- 5.3 The Visit Staines BID's current business plan has a provision for a £5,000 cap per annum as the maximum levy payment for an individual business and those with multiple hereditaments. This cap is significantly lower than the national average, which currently sits at £10,000 (British Bids - Page 49).
- 5.4 It is proposed that the cap is increased to £7,000 for the period 2027 to 2032 to account for an increase in business costs.

The cap applies to the Council's own assets, however if assets were to be disposed in Staines, the amount will be recalculated each financial year.

## **6. Legal comments**

- 6.1 The framework for the creation and operation of BIDs is contained in the Local Government Act 2003.
- 6.2 The ballot and collection process is governed by The Business Improvement District (England) regulations 2004 as amended.
- 6.3 Provided all applicable statutory provisions are complied with there are no direct legal implications arising from the recommendations of this report.
- 6.4 It should be noted that the obligation to pay the levy will rest with the West Surrey Unitary Authority as statutory successor to Spelthorne Borough Council.

## **7. Corporate implications**

### **8. S151 Officer comments**

The S151 Officer confirms that all financial implications have been considered. The impact if there is a further term of the BID would be that the levy would be payable by West Surrey, however this is not a material obligation, and it would pass across to the unitary.

### **9. Monitoring Officer comments**

- 9.1 The Monitoring Officer confirms that the relevant legal implications have been considered.

### **10. Procurement comments**

There is no procurement for this activity.

### **11. Equality and Diversity**

The BID has robust policies in place which promote and support equality and diversity and which, in many ways, mirror those of the Council.

### **12. Sustainability/Climate Change Implications**

The BID has put in place an Environmental Policy with the ambition of promoting sustainable operations within the Staines BID. This aligns with the Council's Climate Change Strategy, specifically in key action 40, to "Encourage



businesses in Spelthorne to be leaders in reducing emissions and tackling climate change, and to showcase good practice.”

**13. Other considerations**

As indicated in point 2.12, any future decisions regarding the BID would need to be made by the Unitary Council.

**14. Timetable for implementation**

<u>Month</u>	<u>Milestone</u>
January - July 2026	Business consultation
July 2026	Business Plan issued to Council
August 2026	Final arrangements confirmed
September 2026	Notice of ballot issued Ballot papers issued
October 2026	Ballot Result of ballot announced
April 2027	3 <sup>rd</sup> term commences

**15. Contact**

15.1 Chris Norrington, Economic Development Manager.

***Please submit any material questions to the Committee Chair and Officer  
Contact by two days in advance of the meeting.***

**Background papers:** British Bids – Guiding principles

**Appendices:**

**Appendix A** – Visit Staines Equality Policy Nov 2025 – further information relating to 10.0

**Appendix B** – Visit Staines Environmental Policy Nov 2025 – further information relating to 11.0

This page is intentionally left blank



**Updated November 2025**

### **POLICY STATEMENT**

1. We recognise that discrimination and victimisation are unacceptable and it is the aim of the company to ensure that no individual receives less favourable facilities or treatment, either directly or indirectly, on the grounds of age; gender reassignment; being married or in a civil partnership; being pregnant or on maternity leave; disability; race including colour, nationality, ethnic or national origin; religion or belief; sex; or sexual orientation (the protected characteristics).
2. Our aim is that our Associates will be representative of all sections of society and each will feel respected.
3. We oppose all forms of unlawful and unfair discrimination or victimisation and, to that end, the purpose of this policy is to provide equality and fairness in all company practices.
4. All Associates will be treated fairly and with respect. Selection for employment, promotion, training or any other benefit will be on the basis of aptitude and ability. All will be assisted and encouraged to develop their full potential.
5. Our Associates will not discriminate directly or indirectly, or harass customers or clients for any reason, especially those linked to the protected characteristics.
6. This policy and the associated arrangements shall operate in accordance with statutory requirements. In addition, full account will be taken of any guidance or Codes of Practice issued by the Equality and Human Rights Commission, any Government Departments, and any other statutory bodies. Specifically, this policy will seek to enshrine the provisions of the Equality Act, 2010.

### **OUR COMMITMENT**

- To create an environment in which individual differences and the contributions of all our staff are recognised and valued
- To provide a working environment that promotes dignity and respect to all. No form of intimidation, bullying or harassment will be tolerated
- To make training, development and progression opportunities available to all Associates

- To promote fairness & equality
- To review all our employment practices and procedures as necessary
- To consider breaches of this policy as misconduct
- To monitor the policy and to carry out a review at least annually

## **RESPONSIBILITIES OF MANAGEMENT**

Responsibility for ensuring the effective implementation and operation of the arrangements will rest with the Director, who will ensure that all appropriate parties operate within this policy and arrangements and that all reasonable and practical steps are taken to uphold equality. The Director will ensure that:

- All Associates are aware of the policy and the arrangements, as well as the reasons for the policy
- Grievances concerning discrimination are dealt with swiftly, properly and fairly
- Proper records are maintained.

## **RESPONSIBILITIES OF ASSOCIATES**

Responsibility for ensuring that there is no unlawful discrimination extends to all Associates and the attitudes of staff are crucial to the successful operation of equality. In particular, all should:

- Comply with the policy and arrangements
- Not discriminate in their day to day activities or induce others to do so
- Not victimise, harass or intimidate other staff or groups who have, or are perceived to have one of the protected characteristics
- Ensure no individual is discriminated against or harassed because of their association with another individual who has a protected characteristic
- Inform the Director if they become aware of any discriminatory practice

## **RELATED POLICIES AND ARRANGEMENTS**

All employment policies and arrangements have a bearing on equality of opportunity. The Company policies will be reviewed regularly and any discriminatory elements removed.

## **EQUALITY TRAINING**

We will identify and make available training for all Associates on equality issues and such training will be repeated as necessary.

## **MONITORING**

- A monitoring system will measure the effectiveness of this policy and arrangements, which may involve the collection and analysis of related information
- We will also carry out regular assessments to measure the extent to which our policies affect equalities for all groups
- Where appropriate equality impact assessments will be carried out on the results of monitoring to ascertain the effect of our policies
- The information collected for monitoring purposes will be treated as confidential and it will not be used for any other purpose

## **REVIEW**

The effectiveness of this policy and associated arrangements will be reviewed annually under the direct supervision of the Director.

This page is intentionally left blank



**Updated November 2025**

### **POLICY STATEMENT**

1. Our aim is that all of our operations will pay full regard to the need to minimise our environmental impact.
2. This policy and the associated arrangements shall operate in accordance with statutory requirements. In addition, full account will be taken of any guidance or codes of practice issued by any Government departments and other appropriate statutory bodies. Specifically, this policy will seek to enshrine the provisions of the Environmental Protection Act, 1990 and any subsequent amendments or new Acts of Parliament which supersede this Act.

### **OUR COMMITMENT**

- To minimise the waste we generate by evaluating our operations and ensuring they are as efficient as possible
- To ensure that our approach to travel pays due regard to the impact on the environment. As part of this, we encourage home working & the use of public transport and discourage unnecessary journeys
- To actively promote recycling and waste minimisation in all of our practices
- To meet or exceed the environmental legislation which relates to all company operations
- To review all our employment practices and procedures to ensure environmental sustainability
- To consider breaches of this policy as misconduct, which could lead to disciplinary proceedings
- To monitor the policy and to carry out a review at least annually

## **RESPONSIBILITIES OF MANAGEMENT**

Responsibility for ensuring the effective implementation and operation of the arrangements will rest with the Director, who will ensure that all appropriate parties operate within this policy and arrangements and that all reasonable and practical steps are taken to avoid discrimination. The Director will ensure that:

- All staff and subcontractors are aware of the policy and the arrangements, as well as the reasons for the policy
- Proper records are maintained
- Training, mentoring or support is provided where a need has been identified

## **RESPONSIBILITIES OF STAFF & SUBCONTRACTORS**

Responsibility for ensuring environmental sustainability extends to all staff & subcontractors and the attitudes of staff are crucial to the successful operation of fair employment practices. In particular, all members of staff & subcontractors should:

- Comply with the policy and arrangements;
- Be efficient with regard to environmental resources in their day to day activities and encourage others to do so
- Inform the Director if they become aware of any questionable environmental practice

## **RELATED POLICIES AND ARRANGEMENTS**

All employment policies and arrangements have a bearing on environmental sustainability. The Company policies will be reviewed and updated regularly.

## **ENVIRONMENTAL TRAINING**

We will identify and make available training for all staff and subcontractors on environmental issues and such training will be repeated as necessary.



## **MONITORING**

- If required, a monitoring system will measure the effectiveness of this policy and arrangements. This will involve the routine collection and analysis of environmental information
- Where appropriate environmental impact assessments will be carried out on the results of monitoring to ascertain the effect of the Company policies and our services & products may have on those who experience them
- The information collected for monitoring purposes will be treated as confidential and it will not be used for any other purpose
- If monitoring shows that the Company, or areas within it, are not representative, or that sections of our workforce are not progressing properly within the Company, then an action plan will be developed to address these issues. This will include a review of recruitment and selection procedures, Company policies and practices

## **REVIEW**

The effectiveness of this policy and associated arrangements will be reviewed annually under the direct supervision of the Director.

This page is intentionally left blank



### Committee Report Checklist

Please submit the completed checklists with your report. If final draft report does not include all the information/sign offs required, your item will be delayed until the next meeting cycle.

#### Stage 1

##### Report checklist – responsibility of report owner

ITEM	Yes / No	Date
Councillor engagement / input from Chair prior to briefing	Y	08/12/25
Commissioner engagement (if report focused on issues of concern to Commissioners such as Finance, Assets etc)	Y	09/12/25
Relevant Group Head review	CH	11/12/25
MAT+ review (to have been circulated <b>at least 5 working days before Stage 2</b> )	Y	12/12/25
This item is on the Forward Plan for the relevant committee	Y	14/1/25
	Reviewed by	
Risk comments	BS	17/12/25
Legal comments	LH	22/12/25
HR comments (if applicable)	n/a	

For reports with material financial or legal implications the author should engage with the respective teams at the outset and receive input to their reports prior to asking for MO or s151 comments.

Do not forward to stage 2 unless all the above have been completed.

#### Stage 2

##### Report checklist – responsibility of report owner

ITEM	Completed by	Date
Monitoring Officer commentary – at least <b>5 working days before MAT</b>	L Heron	22/12/25
S151 Officer commentary – at least <b>5 working days before MAT</b>	T Collier	15/12/25
Confirm final report cleared by MAT		

# Business Infrastructure and Growth Committee

14th January 2026

<b>Title</b>	Social Value Strategy for Site Disposals
<b>Purpose of the report</b>	To make a recommendation
<b>Report Author</b>	Bruce Strong, Investment Asset Manager
<b>Ward(s) Affected</b>	All Wards
<b>Exempt</b>	Report no Appendix 1 no
<b>Exemption Reason</b>	n/a
<b>Corporate Priority</b>	Community, Addressing Housing Need and Resilience
<b>Recommendations</b>	<b>Committee is asked to:</b> <ol style="list-style-type: none"> <li>1. Agree the Social Value Strategy relating to the Councils regeneration sites and recommend to the Corporate Policy and Resources Committee for approval by Council.</li> <li>2. Note that by adopting the Strategy the relevant housing and regeneration sites will be marketed to include a requirement for third parties to provide social value provision within their offers.</li> </ol>
<b>Reason for Recommendation</b>	In formally adopting a social value strategy it will ensure a common process to market sites being disposed of and the analysis of subsequent offers together with aiding in the delivery of affordable housing and other forms of social value.

## 1. Executive summary of the report

What is the situation	Why we want to do something
<ul style="list-style-type: none"> <li>• Adopting a Social Value Strategy as part of site disposals, whether the sites are held in the regeneration portfolio or wider municipal portfolio for example, is likely to provide wider benefits to the Council and local community.</li> <li>• Whilst the Council will no longer be directly developing any of its sites, there is a desire to see development</li> </ul>	<ul style="list-style-type: none"> <li>• A Social Value Strategy will provide the decision-making Committee(s) with agreed criteria against which to appraise offers for future development on Council owned sites, which are not based only on financial consideration.</li> <li>• Without an agreed criterion, it is likely there will not be consistent decision making resulting in delays to the progression of sites for sale and</li> </ul>

<p>progress on these sites via partnership arrangements or disposals.</p> <ul style="list-style-type: none"> <li>The social value strategy has been developed together with Members of the Business Infrastructure and Growth Committee, Corporate Policy and Resource Committee, the Environment &amp; Sustainability Committee, the Community Wellbeing &amp; Housing Committee and the Commercial Assets Sub Committee.</li> </ul>	<p>additional financial pressure from holding costs.</p> <ul style="list-style-type: none"> <li>Ensure the outcomes from the sale of the sites achieves maximum benefits and aligns with the Corporate Plan 2024-2028 priorities and Best Value requirements.</li> </ul>
<b>This is what we want to do about it</b>	<b>These are the next steps</b>
<ul style="list-style-type: none"> <li>Implement the Social Value Strategy when bringing sites to the market for sale to be able to evaluate and compare offers which deliver social value initiatives above an agreed baseline.</li> </ul>	<ul style="list-style-type: none"> <li>If the Committee agree to the draft strategy, a recommendation will be made to the Corporate Policy and Resources Committee to agree the Social Value Strategy and thereafter full Council for final sign off. If the strategy achieves full Council sign off it will form part of the marketing criteria when bringing sites forward for disposal/partnership working.</li> </ul>

## 2. Key issues

- 2.1 Adopting a Social Value Strategy in disposing of Council regeneration sites will enable these sites to be marketed with clear guidance to developers on the Councils' expectations on the inclusion of social value initiatives in their offers. This will regularise the tender process and thereafter help in the evaluation of offers for the delivery of regeneration benefits for both land disposals and partnership working.
- 2.2 Social Value refers to the positive social, economic and environmental outcomes that result from Council decisions and the additional benefit to society they generate.
- 2.3 Adopting a social value strategy using the recognised Themes, Outcomes Measures system (TOMS) allows social value initiatives to be monetised, enabling the Council to compare and evaluate offers between those offering the highest price/best financial value and those offers which may be at a lower price but offer additional benefits, whether through social value initiatives or enhanced affordable housing. This will assist in providing clear recommendations through to Committee.
- 2.4 The delivery of the social value initiatives are deliberately areas that are not governed by planning and S106 requirements and would be in addition to these legal mechanisms. Similarly, they are not related to other wider development

considerations such as flooding, which again would be dealt with through the planning process.

2.5 Having a social value strategy when bringing a site or sites to the market provides the following benefits:

- It provides a consistent approach to marketing sites and the evaluation of offers.
- Helps in delivering objectives on the sites that support resident and community needs, enhancing economic prosperity whilst understanding the impact on the local environment.
- Provides opportunities to improve the life and work environment for the Spelthorne community.
- Allows the Council to articulate to residents the broader contribution that an asset or new development will bring to the Borough/immediate area.
- It places an emphasis on delivering those activities that can help solve specific needs and be tracked and measured.
- Helps stakeholders understand the wider social, environmental and economic value a new development will bring to the area and local community.
- Provides an ability to empower Councillors in developing solutions that deliver better outcomes and Best Value.

2.6 The proposed Social Value Strategy, Appendix 1, has been produced following a more detailed review of social value and affordable housing requirements in the Borough undertaken by a consultant, The Social Value Portal (SVP).

In developing the basis of the strategy and the resultant 'Toolkit' that will be used to analyse offers, SVP undertook an assessment of the government's local needs data for each ward that the disposal sites are located in and compared these needs to the Council's corporate plan objectives. This will ensure the social value initiatives are relevant to specific local requirements.

2.7 Social initiatives are the additional benefits or measures that could be derived from redevelopment, for example creating employment opportunities or ring-fencing construction spend with local companies.

SVP bring these measures together in their TOM system (Themes Outcomes Measures) under four themes: Work, Economy, Community and Planet. For example, within a community *Theme*, the desired *Outcome* is building community wellbeing. The *Measure* is initiatives to support or tackle homelessness. To understand the level of benefit offered, a unit value is applied to each initiative. This unit value or spend is then translated into the additional value achieved by the council by removing a person from being homeless. The value could be considered in terms of social, medical and positive wellbeing effects on this person. The value is then translated into a 'proxy' value, which is then monetised.

2.8 The relevant Outcomes and Measures will be applied and tailored to the disposal of each of the sites and will be brought forward for recommendation within the disposal strategy to the relevant Committee(s) for approval.

- 2.9 The Chairs and Vice Chairs of all Council committees were invited to attend a workshop by Social Value Partnership to contribute/input to the social value criteria and strategy development.
- 2.10 The Council proposes to monitor delivery of the social value initiatives post site disposal where the mechanism to undertake this will be set out either in the disposal process or at the point of sale.

### 3. Options appraisal and proposal

- 3.1 Option 1 – Agree the proposed Social Value Strategy and recommend to Corporate Policy and Resources for approval by Council.

**This is the recommended option** as it gives the Council transparency in being able to set social value requirements per site, regularise the site sale tender process and help the evaluation of subsequent offers more effectively than on just land value (whilst that will remain an important criterion).

- 3.2 Option 2 – Do not adopt the Social Value Strategy in the marketing of Council sites and subsequent assessment of offers. **This is not the recommended option** as it will not give the Council the ability to assess interest in a site from the full range of developers and potentially lose out on the delivery of social value opportunities as their value cannot be quantified.

### 4. Risk implications

- 4.1 Having a Social Value Strategy for the disposal of sites will ensure there are an agreed set of parameters allowing the Council to evaluate offers and ensure best value is being delivered in line with the best value inspection and the Implementation and Recovery Plan requirements.
- 4.2 Without the Council having agreed social value priorities there is no clarity for officers to ensure they are progressing those offers that provide the greatest all round benefits to the Spelthorne, it's communities, businesses and residents.
- 4.3 A mechanism to monitor the delivery of the social value initiatives and confirm their benefit will be required but there are several potential options which will be clarified either in the disposal process or at the point of sale.
- 4.4 There is likely to be a trade-off between offers which are higher, in offering limited social value initiatives, thereby providing best financial value compared to those offers which provide more social value initiatives and address corporate priorities where the offers are likely to be lower even when the value of the initiatives are included.

### 5. Financial implications

- 5.1 The financial implications of adopting the Social Value Strategy for site disposals involve both direct and indirect costs. A key financial consideration is the potential additional cost of £12,000 per year for monitoring the delivery of social value initiatives post-disposal, although this cost may be partially shared with site purchasers. Alternatively, we understand that Runnymede Borough Council have a basic, free level portal that could be utilised. By incorporating

social value criteria into the disposal process, the Council may prioritise offers that deliver broader community benefits, potentially foregoing higher financial returns from bidders offering the highest prices but no social value.

- 5.2 However, the strategy also aims to mitigate long-term holding costs of sites by ensuring consistent and efficient decision-making in the marketing and disposal process, which could reduce delays and financial pressure on the Council. Furthermore, the ability to quantify social value in monetary terms allows for a more balanced comparison of offers, ensuring that the Council not only maximises financial return but also aligns with its corporate priorities, such as addressing housing needs and improving community wellbeing.

## **6. Legal comments**

- 6.1 Under section 3 of the Local Government Act 1999 local authorities are subject to the Best Value Duty which requires them to “make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness”.
- 6.2 The proposed social value strategy directly supports this statutory requirement by prioritising community wellbeing and overall public benefit. It also to the extent that it supports the Council in enhancing community wellbeing and social impact.
- 6.3 It also strengthens accountability by introducing transparent evaluation of social outcomes alongside financial receipts.

## **Corporate implications**

### **7. S151 Officer comments**

- 7.1 The S151 Officer confirms that the financial implications will be taken into account in the 2026-27 Budget. As commented above whilst social value needs to be weighed up alongside optimising capital receipt values and the impact on reducing the Council's debt and financing costs, a methodology which enables decisions to be made more effectively may positively contribute towards shortening the time period we are incurring holding costs on sites.

### **8. Monitoring Officer comments**

- 8.1 The Monitoring Officer confirms that the relevant legal implications have been taken into account.

### **9. Procurement comments**

- 9.1 The paper relates to the adoption of a social value policy on site disposals and therefore is not related to procurement.

### **10. Equality and Diversity**

- 10.1 Bringing social value initiatives into consideration in the sale of sites could help equality and diversity issues within the borough.



## **11. Sustainability/Climate Change Implications**

- 11.1 Requirements relating to the sustainability and climate change of any development will be a developer responsibility, however the disposal of Council held sites will reduce the Council's carbon footprint by removing the Scope 3 emissions currently associated with holding a vacant site.

Scope 3 emissions are the indirect greenhouse gas emissions that occur because of the Council's activities but are generated from sources it does not directly own or control, such as those from purchased goods and services, waste management, and outsourced operations all of which add to the Council's footprint while the assets remain vacant or underutilised. By progressing with the disposals, the Council will no longer incur these holding-related Scope 3 emissions, thereby improving its sustainability position and aligning with its climate change objectives to minimise indirect carbon impacts across the property portfolio.

## **12. Other considerations**

- 12.1 Should the Social Value Strategy be adopted by Council a recommendation will be brought to the relevant Committee to procure a consultant to advise on the best strategy/approach to market the housing and regeneration sites. This initial piece of work will provide guidance on the best route to market the sites and how the social value strategy criteria can be implemented. To ensure the selected consultant has accountability for their proposals it is considered prudent to include a second stage piece of work, which would see the same consultancy practice hold responsibility for identifying a partner or purchaser for site delivery via marketing or procurement routes to ensure best value is achieved.

## **13. Timetable for implementation**

- 13.1 Immediately if the recommendations are approved by Council.

## **14. Contact**

- 14.1 Bruce Strong, Asset Manager, b.strong@spelthorne.gov.uk

***Please submit any material questions to the Committee Chair and Officer  
Contact by two days in advance of the meeting.***

## **Appendices:**

**Appendix 1 – Social Value Strategy**

This page is intentionally left blank

# Social Value Strategy to Support Asset Disposal

---

Spelthorne Borough Council



# Executive Summary

This document sets out a strategy for considering social value initiatives when transacting or partnering on the disposal of an asset or assets to achieve better outcomes.

These outcomes are aimed to:



**Maximise affordable housing numbers**



**Embed wider social value commitments in disposal agreements**

A social value strategy is a mechanism for identifying how social, economic and environmental value can be generated and maximised throughout the lifecycle of a development, including during construction and in use, in order to create and sustain greater benefits for the local community. It allows local needs and priorities to be considered and met in a structured and efficient way.

# What is Social Value?

Social value is a term used to describe the additional social, environmental and economic benefits that an organisation and its supply chain can make to society, by contributing to the well-being and resilience of individuals, communities and society in general.

It is defined in the Public Services (Social Value) Act 2012, which is described as an 'An Act to require public authorities to have regard to economic, social and environmental well-being in connection with public services contracts; and for connected purposes.'

## Why Spelthorne Needs a Social Value Strategy

- It provides a consistent approach to marketing sites and the evaluation of offers.
- Helps in delivering objectives on the sites that support resident and community needs, enhancing economic prosperity whilst understanding the impact on the local environment.
- Provides opportunities to improve the life and work environment for the Spelthorne community.
- Allows the Council to articulate to residents the broader contribution that an asset or new development will bring to the Borough/immediate area.
- It places an emphasis on delivering those activities that can help solve specific needs and be tracked and measured.
- Helps stakeholders understand the wider social, environmental and economic value a new development will bring to the area and local community.
- Provides an ability to empower Councillors in developing solutions that deliver better outcomes

# How the Council will measure Social Value

## The Framework that sets the standard

The Council has adopted the Social Value TOM System™ to measure its social value. This has been provided by Social Value Portal and has been developed with the National Social Value Taskforce and is the result of extensive consultation across local authorities and public sector organisations. As the leading social value measurement solution, it is the most widely used across both public and private sectors.

## Real Estate and Social Value

Within Real Estate, the TOM System allows an organisation to measure the benefits of a specific development or asset that both reflect the needs of the immediate neighbourhood and will make a difference in improving its economic, social and environmental wellbeing.

## Themes, Outcomes & Measures

The TOM System is built around four key Themes and supported by a number of Outcomes and specific Measures depending on the individual scenario.

To understand the level of benefit offered, a unit value is applied to each Measure and this unit value or spend is then translated into the additional value achieved by the Council. The value is then translated into a 'proxy' value, which is then monetised.

The Themes centre around promoting jobs & skills, supporting regional growth, empowering communities, and protecting the environment.

### Four Key Themes:

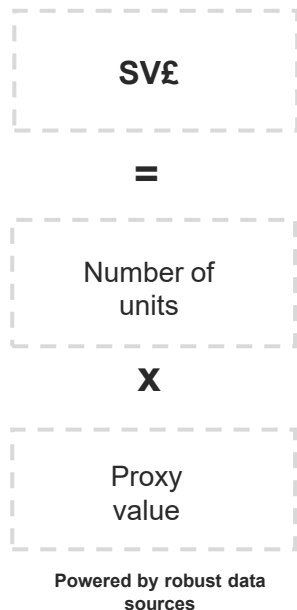
-  **Work**
-  **Economy**
-  **Community**
-  **Planet**

# How proxy values will be applied

A social value proxy is a generalised value expressed in monetary terms. It defines the magnitude of the social value per unit for the respective activities. The proxy value is a construct of multiple “value blocks”, capturing the expected value generation attributable to a specific intervention, and adjustment factors. It is important to stress that the proxy value does not aim to capture all possible elements of social value – only those that can be supported by data sources that are robust enough to support a general valuation and combined in the value blocks.

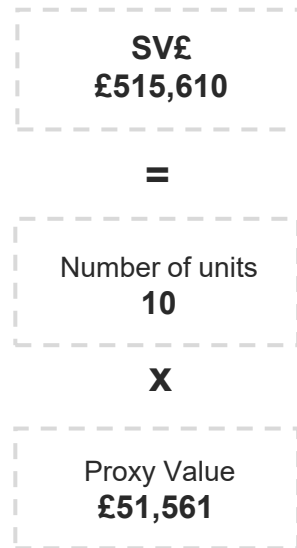
Page 41

## Calculating Social Value SV£



### Example

Employing 10 long-term unemployed on a contract



- Prior to marketing a site or sites the expectations on the delivery of the relevant social value initiatives will be agreed with Councillors and the bid proforma issued to interested developers will reflect this, standardising the social value requirements and enabling their evaluation.
- In Appendix 1 there is a table per work Theme (Work, Community, Economy & Planet), which goes into more detail on the social value initiatives, their outcome and measure where the developers would provide the details of their bid and produce a proxy value.

# Affordable Housing Social Proxy Value



Considering the evident need for additional affordable housing in Spelthorne, and in addition to social value initiatives, an affordable housing element has been included in the strategy. This is based off nine bespoke housing Measures created for the Council to capture the value of provision beyond policy requirements for the following tenures:

- 1. Affordable rent dwellings
- 2. Social rent dwellings
- 3. First Homes for purchase

These Measures were developed following the methodological principles of the Social Value TOM System to allow for comparability with other Measures, as set out to the right. In essence, they were designed to capture the added value derived from reducing barriers to accessing high-quality, tenure-blind dwellings of various sizes (1-bed, 2-bed, 3-bed, and 4-bed) for people in Spelthorne who are at risk of social exclusion.

Benefit to the Individual	
Cost of Living Reductions	The primary value block is the difference of market and discounted rates, in consideration of Spelthorne's 3-month moving average ask rent by dwelling size as of October 2025 <sup>1</sup> and the Spelthorne guidance on affordable and social rent setting <sup>2</sup> and First Homes pricing <sup>3</sup> .
+	
Benefit to the Council	
Temporary Accommodation Costs Foregone	This value block was estimated using the 2024 figure <sup>4</sup> for gross spend from Spelthorne Local Authority on temporary accommodation per household, adjusted by the MHCLG's bedroom weights <sup>5</sup> to account for the higher temporary accommodation cost of larger households.
+	
Benefit to the NHS	
Reduced Demand on Healthcare Services	For the social rent Measures, this value block was estimated using a 2024 CEBR study <sup>6</sup> that estimated the per household annual cost saving to the NHS from reduction in health service demand attributable to vulnerable households overcoming the barriers to transitioning into safe and stable housing through social housing.



# Thresholds & Weightings for Embedding Social Value in Asset Disposals

Prior to the disposal of a site(s) the Council will set out the social value thresholds and weightings to be applied.

This can be split into 3 key decisions:

- 1 The minimum **threshold** (site value) for including social value in the tender e.g. contract value above £X
- 2 The minimum **social value weighting** to be applied across tenders.
- 3 The **quantitative and qualitative social value sub-weightings (%)** to be applied across tenders e.g. 60/40 qual/quant split.

## Example Weightings for Public Works Procurement Approach

Total – 100%		
Price	%	Bidders submit their pricing proposal (costs) for delivering the contract.
Quality	%	Bidders provide a method statement to demonstrate how they will deliver the contract requirements.
Social Value	%	Bidders make social value commitments using the TOM System and provide supporting qualitative evidence to demonstrate how these will be delivered.

Total – 100%		
Quant.	%	Quantitative assessment of the bidder's social value commitments (Themes/Outcomes/Measures)
Qual.	%	Qualitative assessment to demonstrate how social value commitments will be delivered





# Appendix 1

## Spelthorne Social Value Measure Set



# Work Measure Alignment

The following **Work-related Measures** have been selected based on needs identified in the Local Needs Analysis Report, and Council objectives identified in the Spelthorne Council Corporate Plan (2024-28). The purpose of this list is to provide rationale for which Measures should be considered in the redevelopment of the assets. The measure set should be used to establish social value commitments through the decided legal route for asset disposal and then reported and measured against in the long-term delivery of the sites.

Outcome	NT	Measure	Unit	Proxy	Justification
Creating local employment opportunities	NT1	Local people employed or retained	no. people FTE		<ul style="list-style-type: none"> <li>High unemployment rate.</li> <li>High claimant count.</li> <li>Council objective: 'Building a skilled local workforce'.</li> </ul>
	NT3	Long-term unemployed people recruited	no. people FTE		
Providing skills and experience for good work	NT10	Employment of new apprentices	no. weeks		<ul style="list-style-type: none"> <li>Small construction apprenticeship pipeline.</li> <li>Lower RQF attainment.</li> <li>Council objective: 'Building a skilled local workforce'.</li> </ul>
	NT11	Personalised support to help unemployed people into work	no. hrs (total session duration)*no. attendees		
Developing skills and experience for future work	NT8	Support for students at local educational institutions	no. staff volunteering hours		<ul style="list-style-type: none"> <li>High unemployment rate.</li> <li>Lower RQF attainment.</li> <li>Council objective: 'Building a skilled local workforce'.</li> </ul>

# Economy Measure Alignment

The following **Economy-related Measures** have been selected based on needs identified in the Local Needs Analysis Report, and Council objectives identified in the Spelthorne Council Corporate Plan (2024-28). The purpose of this list is to provide rationale for which Measures should be considered in the redevelopment of the assets. The measure set should be used to establish social value commitments through the decided legal route for asset disposal and then reported and measured against in the long-term delivery of the sites.

Outcome	NT	Measure	Unit	Proxy	Justification
Building diverse and sustainable supply chains	NT18	Spend with local companies in the supply chain	£		<ul style="list-style-type: none"> <li>High construction employees/low businesses.</li> <li>High number of micro-sized businesses.</li> </ul>
	NT19	Spend with local SMEs in the supply chain	£		
Promoting wellbeing and diversity in the workplace	NT20	Multidimensional wellbeing programme access for staff	no. employees provided access		<ul style="list-style-type: none"> <li>High percentage with long-term health conditions in employment.</li> <li>Gap between employment rate and rate for those with long-term health conditions.</li> </ul>
	NT39	Support for mental health awareness campaigns for staff	£ invested inc. time, materials, equipment etc		
Promoting fair work	NT106	Contributions to programmes which promote gender equity	£ invested		<ul style="list-style-type: none"> <li>Residents are earning lower than workers in the area.</li> <li>Disparity in average pay for full-time males vs females.</li> </ul>
	NT107	Accredited Living Wage employer	Y/N		
	NT42	Contractors in the supply chain that are Real Living Wage employers	%		

# Community Measure Alignment

The following **Community-related Measures** have been selected based on needs identified in the Local Needs Analysis Report, and Council objectives identified in the Spelthorne Council Corporate Plan (2024-28). The purpose of this list is to provide rationale for which Measures should be considered in the redevelopment of the assets. The measure set should be used to establish social value commitments through the decided legal route for asset disposal and then reported and measured against in the long-term delivery of the sites.

Outcome	NT	Measure	Unit	Proxy	Justification
Building resilient communities	NT24	Support for community initiatives to reduce crime	£ invested inc. time, materials, equipment etc		<ul style="list-style-type: none"> <li>• High all-crime rate.</li> <li>• Violence, sexual offences &amp; anti-social behaviour most common-occurring crimes.</li> <li>• Council seeking to develop more preventive offerings and extend partnerships.</li> </ul>
	NT28	Support for local community projects through donations	£ invested		
	NT29	Support for local community projects through volunteering	no. staff volunteering hours		
Building community wellbeing	NT25	Support for initiatives to tackle homelessness	£ invested inc. time, materials, equipment etc		<ul style="list-style-type: none"> <li>• High physically inactive adult population.</li> <li>• High alcohol-related admission episodes.</li> <li>• Rising number in temporary accommodation.</li> <li>• Council seeking to reduce health inequalities</li> </ul>
	NT26	Support for community health or wellbeing interventions	£ invested inc. time, materials, equipment etc		

# Planet Measure Alignment

The following **Planet-related Measures** have been selected based on needs identified in the Local Needs Analysis Report, and Council objectives identified in the Spelthorne Council Corporate Plan (2024-28). The purpose of this list is to provide rationale for which Measures should be considered in the redevelopment of the assets. The measure set should be used to establish social value commitments through the decided legal route for asset disposal and then reported and measured against in the long-term delivery of the sites.

Outcome	NT	Measure	Unit	Proxy	Justification
Restoring our climate and improving air quality through decarbonisation	NT83	Commitment to measure and disclose scope 1, 2 and selected scope 3 emissions	Y/N		<ul style="list-style-type: none"> <li>High to severe Outdoor Living Environment deprivation.</li> <li>Council goal of Net Zero by 2030.</li> </ul>
	NT44a	Commitment to achieve net zero emissions by 2030	Y/N		
	NT31	Reductions in scope 1 & 2 CO2e emissions through decarbonisation	tCO2e		
	NT111	Reductions in upfront carbon emissions in construction (stages A1-5)	tCO2e		
	NT112	Reductions in embodied CO2e	tCO2e		
Restoring our climate and improving air quality through energy	NT82	Reductions in CO2e through energy efficiency measures on site	tCO2e		<ul style="list-style-type: none"> <li>Renewable generation mainly sourced through Photovoltaics.</li> <li>Council seeking to increase renewable energy use.</li> </ul>
Restoring our climate and improving air quality through transport	NT32	Reductions in car miles from a green transport programme	miles saved		<ul style="list-style-type: none"> <li>Poor minimum journey times for sustainable travel methods.</li> <li>Council seeking to expand sustainable infrastructure.</li> </ul>

# Planet Measure Alignment

The following **Planet-related Measures** have been selected based on needs identified in the Local Needs Analysis Report, and Council objectives identified in the Spelthorne Council Corporate Plan (2024-28). The purpose of this list is to provide rationale for which Measures should be considered in the redevelopment of the assets. The measure set should be used to establish social value commitments through the decided legal route for asset disposal and then reported and measured against in the long-term delivery of the sites.

Outcome	NT	Measure	Unit	Proxy	Justification
Promoting environmentally sustainable procurement	NT35	Procurement contracts that include sustainable procurement commitments	%		<ul style="list-style-type: none"> <li>Sustainable development principles are fundamental in the Council's Corporate Plan.</li> </ul>
Protecting and restoring biodiversity and ecosystems	NT119	Support for green spaces, biodiversity or ecosystems	£ invested inc. time, materials, equipment etc		<ul style="list-style-type: none"> <li>Council seeking to enhance parks and greenspaces.</li> <li>Council goal for biodiversity net gain.</li> <li>Council developing wildflower meadows.</li> </ul>
Transitioning to a regenerative economy	NT71	Spend within local circular economy partnerships	£		<ul style="list-style-type: none"> <li>Rising household waste.</li> <li>Council seeking to expand circular economy initiatives.</li> </ul>
Managing waste sustainably	NT72	Hard-to-recycle waste diverted from landfill/incineration	tonnes		<ul style="list-style-type: none"> <li>Rising household waste.</li> <li>Council seeking to expand circular economy initiatives.</li> </ul>



# Affordable Housing Measure Alignment

The following **Affordable Housing-related Measures** have been created based on needs identified in the Local Needs Analysis Report, and Council objectives identified in the Spelthorne Council Corporate Plan (2024-28). These bespoke Measures are not included in the Social Value TOM System and thus do now have NT references. However, they have been developed using the same principles allowing for comparability with the other Measures in the Spelthorne Measure set. The Measure set should be used to establish social value commitments through the decided legal route for asset disposal and then reported and measured against in the long-term delivery of the sites.

Outcome	NT	Measure	Unit	Proxy	Justification
Removing barriers to safe and quality rental housing	n/a	Provision of a new 1-bed affordable rent dwelling	No. of dwellings per year		<ul style="list-style-type: none"> <li>Housing affordability is under significant pressure, with median house prices at 12.66 times median workplace-based earnings in Spelthorne (ONS, 2022).</li> <li>The 2019 Strategic Housing Market Assessment update identifies a need for 459 affordable homes per year in Spelthorne.</li> <li>Affordable housing serves those unable to meet their needs through the private market and was a major issue raised in the 2018 Local Plan consultation.</li> </ul>
	n/a	Provision of a new 2-bed affordable rent dwelling	No. of dwellings per year		
	n/a	Provision of a new 3-bed affordable rent dwelling	No. of dwellings per year		
	n/a	Provision of a new 4-bed+ affordable rent dwelling	No. of dwellings per year		
	n/a	Provision of a new 1-bed social rent dwelling	No. of dwellings per year		
	n/a	Provision of a new 2-bed social rent dwelling	No. of dwellings per year		
	n/a	Provision of a new 3-bed social rent dwelling	No. of dwellings per year		
	n/a	Provision of a new 4-bed+ social rent dwelling	No. of dwellings per year		
Removing barriers to safe and quality home ownership	n/a	Provision of a new First Home ownership dwelling	No. of dwellings		



## **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.

Please direct any enquiries about this Plan to [CommitteeServices@spelthorne.gov.uk](mailto:CommitteeServices@spelthorne.gov.uk).

## Spelthorne Borough Council

### Service Committees Forward Plan and Key Decisions for 1 January 2026 to 31 May 2026

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
Business, Infrastructure and Growth Committee 14 01 2026	Social Value Strategy	Key Decision	Public	Bruce Strong, Investment Asset Manager
Business, Infrastructure and Growth Committee 14 01 2026	Spelthorne Jobs and Skills Hub Service Relocation Report	Key Decision	Public	Chris Norrington, Economic Development Manager
Business, Infrastructure and Growth Committee 14 01 2026	Staines BID Ballot Vote Report	Key Decision	Public	Chris Norrington, Economic Development Manager
Business, Infrastructure and Growth Committee 12 03 2026	EV Charge Points - Depot, Fordbridge & Greeno	Key Decision	Public	Timothy Snook, Sustainability & Resilience Lead
Business, Infrastructure and Growth Committee 12 03 2026  Council 30 04 2026	Spelthorne Business Forum Grant Application for £10,000	Key Decision	Public	Chris Norrington, Economic Development Manager
Business, Infrastructure and Growth Committee	Budget, Fees and Charges	Non-Key Decision	Public	Ola Owolabi, Interim Chief Accountant

Date of decision and decision maker	Matter for consideration	Key or non-Key Decision	Decision to be taken in Public or Private	Lead Officer
Business, Infrastructure and Growth Committee	Service Plans	Non-Key Decision	Public	Coralie Holman, Group Head - Assets, Heather Morgan, Group Head - Place, Protection and Prosperity

This page is intentionally left blank