

**Minutes of the Community Wellbeing and Housing Committee
18 November 2025**

Present:

Councillor S.M. Doran (Chair)
Councillor M.M. Attewell (Vice-Chair)

Councillors:

M. Arnold	M. Buck	K.M. Grant
C. Bateson	S.A. Dunn	

Apologies: Councillors M. Bing Dong

43/24 Disclosures of Interest

There were none.

44/24 Minutes

The minutes of the meeting held 30 September 2025 were agreed as a correct record of proceedings.

45/24 Questions from members of the Public

Two questions were received from Jason Camis as follows:

Question 1:

Recognising more than a year has passed since the Leisure Operating contract moved from Everyone Active to Places Leisure, would the Committee please confirm in what the dilapidations sum received from Everyone Active has been invested at Sunbury Leisure Centre.

In the event the full sum received have not been reinvested, would the Committee please confirm the scope and timetable of the investment?

Response from the Chair:

Several workstreams are progressing at Sunbury, which are interlinked with improvements required under the current Leisure Operator contract. This includes upgrading of Mechanical and Electrical plant, building repairs and improvements to the general facilities. The Council and Places for People are working together to invest into and improve the background operational environment and the centre generally. Much of this work is 'behind the

scenes' so will not be automatically visible to centre users. The level of investment will extend specifically beyond previous dilapidation liabilities and anticipated to be in excess of £1m.

Some smaller items of work have been addressed as general repairs and maintenance. It may appear there has been no work being undertaken in respect of the wider investment programme, however, there has been extensive work undertaken this year in respect of planning this comprehensive programme of works. This includes in depth surveys to identify the root cause of other areas of building fabric concern e.g. issues with pool hall tiling and roofing.

It was considered essential the depth and cause of these issues were investigated to ensure the programme of works undertaken was comprehensive to address all possible issues, as a single project with several workstreams. This is to minimise future disruption to users of the centre. It is currently envisaged works will commence in early 2026.

Question 2:

Would the Environment and Sustainability Committee confirm gas usage at the centre has been reduced to zero as a result, taking a big step towards meeting the Council's carbon reduction targets?

If the benefits anticipated have not been achieved, would the Committee please explain why?

Response from the Chair:

The works referred to are interlinked with some of the other works being undertaken at Sunbury i.e. the Mechanical and Electrical plant replacement just referred to. Sport England have agreed to extend the grant funding timescales to March 2026, hence works have not yet started on site, so there is currently no gas reduction to report. An update report is being taken to the Council's Corporate Policy and Resources Committee on 1st December, seeking approval to procure a contractor for works to reduce carbon emissions at the centre and reduce energy consumption. Subject to Committee approval being given it is anticipated work will commence in early 2026.

46/24 Review of Community Safety

The Committee considered a report that sought to inform the members of the current crime statistics in Spelthorne for the 2024/25 reporting year.

The Committee asked how they could help residents to avoid becoming the victim of a scam or fraud. The Borough Commander, Inspector Walton advised the Committee that the Police do try to alert the public of any potential generic scams, but the Council could use public engagement events to advise residents of ways to detect what is a scam and how to avoid becoming a victim of a scammer.

The Committee felt that the data included within the report did not reflect the true level of crime that actually occurred in the Borough. The Community Safety Officer advised that only reported crime could be used to calculate the statistics and that it was difficult to quantify how measures put in place such as football clubs taking in disaffected youths impacted on the level of crime. It was acknowledged that unreported crime was an issue but engagement with communities could provide a more accurate picture of residents' experiences of crime and how the fear of crime has impacted on their lives.

Inspector Walton advised the Committee that charities did attend schools within the Borough to teach children about the dangers of knife crime.

The Committee **resolved** to acknowledge the progress update contained in the report.

47/24 Q and A with Borough Commander

The Committee had the opportunity to put their questions to the Borough Commander, Inspector Walton.

Some of the concerns raised by members included:

1. Increase in cannabis usage
2. Increase in shoplifting, especially in the period leading up to Christmas
3. The Stanwell Hotel

The Committee were advised that there were challenges around the use of cannabis and that the Police focused on stop and search. There was an agreement in place between the Police and the Community Safety Team that meant that the Community Safety Team would deal with reports of any smells of cannabis being detected. There had been a number of reports concerning the smell of cannabis coming from the Stanwell Hotel and that these had been dealt with in the same way they would deal with any other residential property being reported.

Inspector Walton advised that during the pre-christmas period patrols would be increased within the town centres such as Staines, Sunbury Cross and Ashford to act as a deterrent against any shoplifters.

The Committee were advised that the Police had no control over who was housed within the Stanwell Hotel as that was the decision of the Home Office. He did state that regular meetings were held between the Police, the hotel management and ministers representing the government along with residents living in the surrounding area, to listen to concerns that the residents may have.

48/24 Forward Plan

The Committee **resolved** to approve with Forward Plan with the following additions:

The Borough Commander to be invited in twice a year to speak to the Committee; and

A report be brought to the Committee to provide an update on Houses in Multiple Occupation (HMOs) within the Borough.

49/24 Housing Strategy Contract Performance Summary 2024-25

The committee considered a report that provided details of the Housing Strategy Contract performance for 2024-25.

The Council is obliged to monitor all contracts and Service Level Agreements, to assess current contract performance, and to inform future contract management, renewal and procurement. The monitoring is backed up with quarterly meetings to look at any issues.

The Committee were advised that the management of White House and Harper House had been taken in-house by the Council since 01 April 2025 following concerns with the level of reporting received back from Metropolitan Thames Valley Housing.

The Committee **resolved** to acknowledge the assurance contained within the report.