Spelthorne Borough Council

Extraordinary Council Meeting
Thursday, 17 September 2026

9 September 2026

Please reply to:
Contact: Karen Wyeth
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To the Councillors of Spelthorne Borough Council

I hereby summon you to attend a meeting of the Council to be held at The Council's Offices, Knowle Green, Staines-upon-Thames on **Thursday, 17 September 2026** commencing at **7.00 pm** for the transaction of the following business.

Gordon Mitchell
Interim Chief Executive

Councillors are encouraged to wear their badge of past office at the Council meeting.

Councillors are reminded to notify Committee Services of any Gifts and Hospitality offered to you since the last Council meeting so that these may be entered in the Gifts and Hospitality Declaration book.

AGENDA

Description	Page nos.
1. Apologies for absence To receive any apologies for non-attendance.	
2. Disclosures of Interest To receive any disclosures of interest from Councillors in accordance with the Council's Code of Conduct for Members.	
3. Electricity Contract for the Investment Portfolio Council is asked to: 1. Approve in principle the award of a new electricity contract from 01 October 2026 to 28 September 2028 with Kent County Council LASER in respect of the Council's commercial portfolio of Assets, 2. Delegate authority to the Group Head of Assets to agree the terms of the electricity contract up to a value of £2.65m; and 3. Authorise the Group Head of Corporate Governance to execute the associated legal documentation.	7 - 14
4. Response to Foundational Strategic Authority Consultation Council is asked to: 1. Agree to respond to the Combined Foundation Strategic Authority Consultation; and 2. Agree the Council's response and authorise the Interim Chief Executive to submit the consultation response on behalf Spelthorne Borough Council.	15 - 22
5. Disposal of Elmbrook House and 17 Station Road, Sunbury Council is asked to: 1. Approve the disposal terms as set out in this report (summarised in Appendix 4), 2. Delegate authority to the Chief Finance Officer and Group Head of Assets, in consultation with the Chair and Vice-Chair of the Corporate Policy and Resources Committee to agree minor variations to the Heads of Terms and adjustments to the sale price; and 3. Delegate authority to the Group Head of Corporate Governance to enter into a transfer to complete the disposal and any ancillary	23 - 58

legal documentation required in relation to the proposed disposal.

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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		
Relevant Group Head review	**CH**	**01.09.26**
MAT+ review (to have been circulated **at least 5 working days before Stage 2**)		
This item is on the Forward Plan for the relevant committee		
	Reviewed by	
Finance comments (circulate to Finance)	**AB**	**03.09.26**
Risk comments (circulate to Lee O'Neil)	**LO**	**01.09.26**
Legal comments (circulate to Legal team)	**JC**	**01.09.26**
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 rec'd
Monitoring Officer commentary – at least **5 working days before MAT**	**L Heron**	**09/09/26**
S151 Officer commentary – at least **5 working days before MAT**	**T. Collier**	**09/09/26**
Commissioner engagement		
	LS/BS	No issues
		03/09/26
Confirm final report cleared by MAT		

Full Council

17 September 2026

Title	*Electricity contract for the Investment portfolio*
Purpose of the report	To make a decision
Report Author	*Sian Bowen Principal Asset Manager*
Ward(s) Affected	All Wards
Exempt	No
Exemption Reason	*N/a*
Corporate Priority	Resilience
Recommendations	**Council is asked to:** • Approve in principle the award of a new electricity contract from 1 October 2026 to 28 September 2028 with Kent County Council (KCC) LASER in respect of the Council's commercial portfolio of Assets; • Delegate authority to the Group Head of Assets to agree the terms of the electricity contract up to a value of £2.65m and • Authorise the Group Head of Corporate Governance to execute the associated legal documentation
Reason for Recommendation	The current electricity contract with Smartest Energy expires on 30 September 2026. For all assets within the Council's commercial portfolio i.e. the Investment Assets, the Council holds responsibility as landlord for the provision of a contract to supply electricity to each building.

1. **Executive summary of the report** *(expand detail in Key Issues section below)*

What is the situation	Why we want to do something

• The current contract with Smartest Energy expires on 30th September 2026. • The Council now needs to enter into a new contract to ensure that we are not at risk of large price increases, from out of contract rates. • The properties that are proposed for inclusion within this contract are Thames Tower, Porter Building, Charter Building, 12 Hammersmith Grove, 33 Hanworth Road, Communications House and Elmbrook House. If any are sold before 1st October or during the term of the contract, they will be removed from the new contract.	• The Council is required under the terms of its leases to provide electricity at the buildings. • To ensure that the Council and its tenants continue to have competitive energy pricing and very strong budget certainty whilst keeping our prices as low as possible and with less seasonal fluctuations.
This is what we want to do about it	**These are the next steps**
• Complete a Direct Award under the LASER framework for KCC LASER to procure our electricity for the commercial portfolio, for a period to September 2028 (if a property is sold, it will be removed from the contract).	• It is recommended the Council adds these commercial assets to the existing electricity contract with KCC LASER for the supply of electricity for all commercial investment assets.

2. Key issues

2.1 Cushman and Wakefield, the Council's managing agents for the Commercial portfolio have previously procured the electricity contract. The current contract with Smartest Energy expires on 30 September 2026.

2.2 Spelthorne Borough Council, rather than Cushman and Wakefield are procuring this new contract to ensure a fully compliant route to market and demonstrate best value in accordance with the Procurement Act 2023.

2.3 The electricity contract is for Thames Tower, Porter Building, Charter Building, 12 Hammersmith Grove, 33 Hanworth Road, Communications House and Elmbrook House (Investment Assets within the Commercial Portfolio) and is for the common areas of these properties, for example lifts, reception areas and stairwells and is fully recoverable via the service charge. It is also for each tenant demise which is fully rechargeable and recoverable.

2.4 The electricity market does not permit the early engagement of alternative providers before the expiry of the current contract. As a result, we have been unable to gauge potential prices until this late stage or consider the re-tender any sooner. The fluctuating electricity pricing may mean that the contract price does increase due to geopolitical events, however, moving to LASER, where most power is purchased in the past, should alleviate significant increases. Failure contract by 1 October 2026 will necessitate the properties being placed onto an “emergency tariff” which may result in price increases estimated to be in excess of 30% higher than the current and proposed new tariffs.

2.5 The contract is estimated to have a value of c. £2.4m which is fully recoverable, with the exception of vacant accommodation, where the Council meets the cost of these void areas, which is budgeted for in each assets annual revenue budget.

2.6 In order to ensure a fully compliant route to market under the Procurement Act 2023, a direct award under the LASER framework is the recommended route. The LASER contract has been reviewed by our Procurement team and confirmed to be fully compliant and presents the lowest risk of short-term market volatility to the Council and comes with very strong budget certainty for our Tenants. This should help to keep our prices as low as possible and with less seasonal fluctuations.

2.7 LASER are a Local Authority trading company and have a large number of public sector clients. They were established by Kent County Council in 1989 to collaboratively procure energy on behalf of the public sector and their framework has been established in accordance with the Public Contracts Regulations 2015. We understand that LASER collectively purchased over £1.5 billion of gas, electricity and water in 2022, on behalf of around 85,000 customers and therefore has a strong buying influence.

2.8 LASER is a Public Sector Buying Organisation and Kent County Council remains the Contracting Authority for all procurement frameworks established by LASER. LASER has set up a framework agreement of suppliers of gas and electricity. The new framework agreement (as with previous ‘iterations of the same type of contract), has been tendered in a manner fully compliant with the Public Contracts Regulations (PCR) 2015, and allows other public bodies access to these suppliers.

2.9 All power purchased under this contract will be 100% renewable to comply with Spelthorne Borough Council and our Tenants’ Environmental and Social Governance.

2.10 Spelthorne Borough Council are currently in a contract with LASER for the municipal and KGE properties and have seen significant savings and it is proposed that these investment properties are added to this contract which expires ion 30th September 2028.

2.11 Whilst we are unable to confirm the exact contract price at this stage, LASER have confirmed that they would expect it to be on a parity with the current contract, subject to any unforeseen events occurring.

2.12 Corporate Policy and Resources Committee’s areas of responsibility include Investment Assets. As a result of electricity fluctuations, it has not been possible to confirm with LASER the parameters of pricing earlier and therefore it was not possible to prepare a report for the scheduled meeting on 8 September 2026. In view of the time criticality, an urgent action protocol to recommend to Council approval of this award was used by the Chief Executive on 9th September 2026 in consultation with the Chair and Vice Chair of Corporate Policy and Resources Committee.

3. Options appraisal and proposal

3.1 Do nothing – Not recommended

The electricity tariff will revert to an "emergency tariff" which may result in increased charges to our Tenants of c. 30%. This will increase costs for the service charge for each building and expose Spelthorne Borough Council to the scrutiny of service charge consultants who could challenge any increase in electricity costs and seek recourse.

3.2 Approve the recommendations in this report – Recommended

Authorise the Group Head of Assets to add these commercial assets to the existing electricity contract with LASER until September 2028 for the supply of electricity to the Council's Investment Assets for a value up to £2.65m. This will result in a transparent and compliant route to secure a new electricity supplier and provide certainty beyond vesting day. It will also provide Spelthorne Borough Council with the security that our properties have competitively sourced and priced renewable electricity that will be defendable to our tenants and their consultants. Whilst the current contract is for £2.4m, this additional approval to enter into a contract of up to £2.65m allows for any price fluctuations between obtaining approval and entering into the contract.

3.3 Progress a new contract via an open tender – Not Recommended

If the Council opted to explore the wider utility market including alternative suppliers and contract rates, this would not have been possible until the last month of the existing contract. A new energy provider needs to consider and accept new business; there is no obligation for a supplier to do this. As part of the approach to a new supplier, confirmation is sought from the existing supplier there is no current contractual commitment in place. This directs the process for finding a new utility provider to be within the last 30 days of the current contract to ensure the existing energy supplier doesn't respond on the basis Spelthorne are locked into an existing contract. In addition, it can take around 90 days for a new contract to be accepted by a new supplier and the transfer to complete – hence creating the risk of out of contract and increased electricity charging costs being incurred in the interim.

4. Risk implications

4.1 Failure to enter into a new electricity contract by 1 October 2026 will mean that Spelthorne Borough Council will be placed on an "emergency tariff" which may result in charges 30% higher than the current tariff. This could result in challenges from our Tenants and their advisors.

4.2 To mitigate this risk, we have entered into early discussions with LASER and the current supplier to ensure where we can, a smooth transition will take place between the two contracts and alleviate where possible the introduction of any "emergency tariff."

4.3 Adding these assets into the existing Laser contract provides least risk for consistent pricing, details of the risk from an open tender exercise are highlighted in option 3.3.

5. Financial implications

5.1 The contract is estimated to be c. £2.4m per annum, with a fluctuation of 10% reaching £2.65m. This cost is borne via the service charge and our tenants in each of their demises. The cost is fully recoverable, with the exception of any Landlord voids, where electricity usage is kept to a minimum. The budget for voids in 2026/7 is £54,700.

5.2 Whilst we are unable to get confirmation of the exact rates until we enter into the contract, indicatively, LASER have suggested they will be on a parity with the existing contract.

5.3 Landlords void spaces are fully budgeted for in each assets annual budget.

5.4 The financial implications could be significant if the Council do not enter into a new contract before 1 October 2026 and the current costs c. £2.4m pa could rise by 30%, (£0.72m).

6. Legal comments

6.1 All contracts must comply with the Procurement Act 2023 and the Council's Contract Standing Order Procedural Rules. The Council has a duty to deliver best value under the Local Government Act 1999.

6.2 Legal Services are to be instructed to review contract documentation.

6.3 Under the Local Government Act 1972 the Council has the necessary powers to award the contract. This decision is also within the scope of the general power of competence under the Localism Act 2011

6.4 Corporate Policy and Resources areas of responsibility include Investment Assets. Each Committee is limited in authority to grant expenditure to £1million. If expenditure is anticipated to exceed £1million a recommendation is made to full council to make a decision.

Corporate implications

7. Commissioners' comments

7.1 Commissioners have seen and approved the report.

8. S151 Officer comments

8.1 The S151 Officer confirms that relevant financial implications have been taken into account and notes that the contract is estimated to be c. £2.4m per annum, with a fluctuation of 10% reaching £2.65m. The cost is fully recoverable from tenants, with the exception of any Landlord voids, where electricity usage is kept to a minimum. The budget set aside for voids in 2026/7 is £54,700 and it expected to cover the cost.

9. Monitoring Officer comments

9.1 Subject to compliance with the framework rules and the Council's Contract Standing Orders, the Council may award the proposed contract. All necessary contractual arrangements should be in place before commencement of the contract.

10. Procurement comments

10.1 As detailed in the report, the use of a framework is a compliant route to market and is supported by the Procurement Team. LASER has the ability to buy in much larger volumes and therefore are likely to obtain a more competitive price than if Spelthorne was procuring alone,

11. Equality and Diversity

11.1 There are no equability or diversity issues in connection with the award of this contract.

12. Sustainability/Climate Change Implications

12.1 The electricity contract will be for 100% renewable electricity.

13. Other considerations

13.1 N/a

14. Local Government Reorganisation Implications

14.1 The proposed new contract will be for a period to September 2028 which will be consistent with the current municipal and KGE expiry. This will provide sufficient opportunity to re-tender the contract post Local Government Reorganisation.

15. Timetable for implementation

15.1 It is proposed that the Council will enter into a contract by 1 October 2026 if approval is forthcoming.

16. Contact

16.1 Sian Bowen – Principal Asset Manager

s.bowen@spelthorne.gov.uk

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

Background papers: There are none.

Appendices: There are none.

SPELTHORNE BOROUGH COUNCIL

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**	**25/08/26**
Relevant Group Head review	**N/A**	
MAT+ review (to have been circulated **at least 5 working days before Stage 2**)	**JT**	**28.8.26**
This item is on the Forward Plan for the relevant committee	**N**	
	Reviewed by	
Finance comments (circulate to Finance)	**AB**	**28/08/26**
Risk comments (circulate to Lee O'Neil)	**LH**	**24/08/26**
Legal comments (circulate to Legal team)	**LH**	**24/08/26**
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 rec'd
Monitoring Officer commentary – at least **5 working days before MAT**	**L Heron**	**24/08/26**
S151 Officer commentary – at least **5 working days before MAT**	**T.Collier**	**25/08/26**
Commissioner engagement		
	Delete as applicable:	No issues
Confirm final report cleared by MAT		

Extraordinary Council Meeting

17 September 2026

Title	Combined Foundation Strategic Authority consultation
Purpose of the report	To make a decision
Report Author	Gordon Mitchell, Interim Chief Executive
Ward(s) Affected	All Wards
Exempt	No
Exemption Reason	N/A
Corporate Priority	This item is not one of the Corporate Priorities or is listed in the Council's Transitional Plan but still requires full Council decision.
Recommendations	**Council is asked to:** 1. Agree to respond to the Combined Foundation Strategic Authority consultation; and 2. Agree the Council's response and authorise the Interim Chief Executive to submit the consultation response on behalf of Spelthorne Borough Council.
Reason for Recommendation	Spelthorne Borough Council is one of the named consultees in this consultation and it is a matter for the Council to agree the response (if any).

1. Executive summary of the report *(expand detail in Key Issues section below)*

What is the situation	Why we want to do something
• The Government is running a consultation on the proposal to establish a Combined Foundation Strategic Authority over the local government areas of East Surrey Council and West Surrey Council	• Spelthorne Borough Councils is one of the named consultees
This is what we want to do about it	These are the next steps

• Spelthorne Borough Council has to consider whether to take part in the consultation and agree the response (if any)	• Consider this report and make a decision

2. Key issues

2.1 The English Devolution White Paper (please see link in background papers) which was published in December 2024 and outlined plans to shift power from central government to local leaders and communities, creating comprehensive devolution coverage across England.

2.2 Subsequently the Government reaffirmed its commitment to devolution by publishing Cabinet Statement (please see link in background papers) in July 2026.

2.3 At an Extraordinary Council Meeting on 17 March 2026 Spelthorne Borough Council agreed to submit the formal expression of interest letter relating to the creating of the Foundation Strategic Authority for Surrey.

2.4 Establishment of the Combined Foundation Strategic Authority is supported in principle by both West Surrey Shadow Council and East Surrey Shadow Council.

2.5 As a next step, the Government now launched a consultation seeking views on proposals to establish a Combined Foundation Strategic Authority comprising the East Surrey Council and West Surrey Council through secondary legislation.

2.6 The consultation is limited to named consultees only and is inviting views on the proposed establishment of a Combined Foundation Strategic Authority across Surrey.

2.7 The consultation invites feedback on the role that the Combined Foundation Strategic Authority could play in achieving outcomes across a range of policy areas, and also the proposed governance arrangements. A summary of the consultation document is set out below.

2.8 Devolution in England is delivered through strategic authorities, which enable groups of councils to work together at a wider geographic level. These authorities may designated as Combined Foundation Strategic Authorities, Mayoral Strategic Authorities or Established Mayoral Strategic Authorities. Each designation carries a defined set of powers, functions and funding under the framework established by the English Devolution and Community Empowerment Act 2026.

2.9 Strategic Authorities do not replace local councils, which will continue to deliver day to day services. In Surrey these services will be delivered by the new West Surrey Council and East Surrey Council from 1 April 2027.

2.10 As part of Local Government Reorganisation some functions currently delivered by Surrey County Council will transfer to the new unitary authorities. Such services as local transport and adult skills are considered more effective when delivered across a Surrey wide area. Therefore, subject to the outcome of the consultation, the Government is considering whether to establish a

Surrey Combined Foundation Strategic Authority from 1 April 2027 to deliver these strategic functions and drive broader benefits of devolution.

2.11 The following functions will fall within the remit of a Foundation Strategic Authority:

i) Transport and local infrastructure

ii) Skills and employment support

iii) Housing and strategic planning

iv) Health improvement and health inequalities

2.12 A Surrey Combined Foundation Strategic Authority would receive ongoing funding from central government to support its establishment and operation. It would also assume responsibility for strategic funding streams, including devolved adult skills funding and consolidated transport funding from the Department for Transport, as well as funding for preparing spatial development strategy where applicable. In addition, the authority would have the option to introduce an Overnight Visitor Levy.

2.13 A Surrey Combined Foundation Strategic Authority could serve as the first stage of devolution in Surrey, with potential to progress to a Mayoral Strategic Authority, subject to local support, ministerial approval and legislative changes. The Government remains committed to extending mayoral devolution where areas are ready, establishing a Foundation Strategic Authority from 1 April 2027 would ensure that key Surrey wide functions continue to be delivered across the area instead of being divided between the two new unitary councils.

2.14 It is proposed that the new Combined Authority will be stablished across the area of Surrey and its legal name will be the Surrey Combined Authority.

2.15 Each of West Surrey Council and East Surrey Council, being the constituent councils, will appoint two (2) representatives to be constituent members of the Combined Foundation Strategic Authority. A chair and vice chair will be appointed from the constituent members each year. The Surrey Combined Authority would consist of four (4) constituent members and up to another four (4) non-constituent members and associate members to provide specialist expertise or represent partner organisations.

2.16 The constituent members will have a single vote each. Non-constituent members could be given voting rights at the discretion of the new Surrey Combined Authority. Associate members could not be given voting rights.

2.17 The Surrey Combined Authority will have at least one Overview and Scrutiny Committee and one Audit Committee to ensure effective audit and scrutiny of decision making.

2.18 The consultation consists of two questions, in each instance the consultees are required to indicate whether they;

i) Strongly agree

ii) Agree

iii) Neither agree nor disagree

iv) Disagree

v) Strongly disagree

2.19 An explanation for each answer can also be provided.

2.20 Below are the two questions asked in the consultation:

i) To what extent do you agree or disagree that working across the proposed geography through a Surrey Combined Foundation Strategic Authority will support the delivery of effective outcomes and services in the following areas: (a) transport and local infrastructure; (b) skills and employment support; (c) housing and strategic planning; (d) economic development and regeneration; (e) the environment and climate change; (f) health, well-being and public service reform; (g) public safety; (h) culture; (i) rural affairs and coastal communities; and

ii) To what extent do you agree or disagree with the proposed governance arrangements for the Surrey Combined Foundation Strategic Authority

2.21 Consultation responses will inform the Government's decision whether the statutory test has been met and whether the required legislation should be progressed.

3. Options appraisal and proposal

3.1 **Option 1**. The Council agrees that they would like to respond to the consultation; agrees the response and authorises the Interim Chief Executive to submit the response.

3.2 **Option** 2. The Council agrees not to take part in the consultation.

4. Risk implications

4.1 None arising directly from the recommendations in this report – should the proposal be approved, the Foundation Strategic Authority will come into being after this Council ceases to exist as part of the Local Government Reorganisation.

5. Financial implications

None arising directly for Spelthorne Borough Council from the recommendations in this report. Existing receive annual capacity funding of £250,000. The level of capacity funding that would be provided to a Surrey FSA has not yet been confirmed.

6. Legal comments

6.1 Legal implications are set out in the body of the report.

Corporate implications

7. Commissioners' comments

7.1 Commissioners have no comments.

8. S151 Officer comments

8.1 As stated in the report there are no direct financial implications arising from the report for Spelthorne Borough Council. In a letter on 26th June 2026 to Surrey councils, the Minister confirmed that existing FSAs receive annual capacity funding of £250,000 and that Government is exploring increasing this figure. The level of capacity funding that would be provided to a Surrey FSA has not yet been confirmed. In addition to capacity funding, an FSA is expected to administer and oversee a range of devolved funding streams associated with the functions it holds, including areas such as transport and skills. The scale, timing and scope of any future devolved funding allocations to Surrey have not yet been confirmed by Government.

9. Monitoring Officer comments

9.1 The Council's response to the consultation will assist the Government in determining whether the necessary legislation should be progressed. In the event that the proposals proceed, the governance arrangements, membership and powers of the Surrey Combined Authority will be set out in the relevant legislation.

10. Procurement comments

10.1 There are no procurement implications arising directly from the recommendations in this report.

11. Equality and Diversity

11.1 There are no equality and diversity implications arising directly from the recommendations in this report, but there is a potential for positive impact on account of improved strategic coordination and service planning across Surrey.

12. Sustainability/Climate Change Implications

12.1 There are no sustainability / climate change implications arising directly from the recommendations in this report.

13. Other considerations

13.1 None at this stage.

14. Local Government Reorganisation Implications

14.1 West Surrey Shadow Council and East Surrey Shadow Council are named consultees.

15. Timetable for implementation

15.1 The consultation closes on 20 September 2026.

16. Contact

16.1 Gordon Mitchell, Interim Chief Executive G.Mitchell@spelthorne.gov.uk

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

Background papers:

English Devolution White Paper 16 December 2024

Cabinet Statement 31 July 2026

Appendices: None.

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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	**Yes**	**CASC 7/9 & CPRC 8/9**
Commissioner engagement (if report focused on issues of concern to Commissioners such as Finance, Assets etc)	**Yes**	**11/08**
Relevant Group Head review	**N/A**	
MAT+ review (to have been circulated **at least 5 working days before Stage 2**)	Yes	11/08
This item is on the Forward Plan for the relevant committee		
	Reviewed by	
Finance comments (circulate to Finance)		
Risk comments (circulate to Lee O'Neil)	**LO**	**13/08/26**
Legal comments (circulate to Legal team)	**JC**	**10/08/26**
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 **5 working days before MAT**	L Heron	11/08/26
S151 Officer commentary – at least **5 working days before MAT**	T. Collier	11/08/26
Commissioner engagement - Comments made within the report in S.7	Yes	w/C 17/8/26

Confirm final report cleared by MAT	Delete as applicable:	

Council

Thursday 17th September 2026

Title	Disposal of Elmbrook House and 17 Station Road, Sunbury
Purpose of the report	To make a decision
Report Author	Coralie Holman – Group Head Assets
Ward(s) Affected	All Wards
Exempt	Report and Appendix 1 – No Appendices 2-6 (inclusive) - Yes
Exemption Reason	Appendices 2-6 (inclusive) contain 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 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.
Corporate Priority	Resilience
Recommendations	**Council is asked to:** 1) Approve the disposal terms set out in this report (summarised in Appendix 4) 2) Delegate authority to the Chief Finance Officer and Group Head of Assets, in consultation with Chair and Vice Chair of Corporate Policy and Resources Committee to agree minor variations to the Heads of Terms and adjustments to the sale price; and 3) Delegate authority to Group Head of Corporate Governance to enter into a transfer to complete the disposal and any ancillary legal documentation required in relation to the proposed disposal.
Reason for Recommendation	Agreement to the recommendations in this report will enable the approved Asset Rationalisation plan to be progressed towards achieving the agreed level of sales receipts by 31st March 2027.

1. Executive summary of the report

What is the situation	Why we want to do something
• The Council approved an asset rationalisation programme in December 2025. • This disposal was considered by Corporate Policy and Resources Committee on 8th September 2026.	• The recommendation in this report implements relevant work required to further asset rationalisation
This is what we want to do about it	**These are the next steps**
• To progress the disposal of Elmbrook House and generate a capital receipt	• Enter into a contract to sell Elmbrook House

2. Key issues

Background

2.1 The proposed disposal of Elmbrook House and 17 Station Road, Sunbury was considered at the Corporate Policy and Resources Committee meeting on 8th September 2026. It was determined to recommend this disposal to Council.

2.2 Following the Council's decision in December 2025 to implement a commercial asset rationalisation plan, Knight Frank, a leading real estate agency, were appointed following a procurement exercise, to advise the Council on its asset rationalisation proposals and undertake the marketing of selected assets for disposal.

2.3 Knight Frank undertook a comprehensive review of all the Council's commercial assets and provided advice centred around a phased disposal programme to ensure best consideration (which is the requirement under s.123 of the Local Government Act 1972) would be achieved for each disposal. Consideration was given to the property specifics of each asset in terms of tenant profiles, security of income, forthcoming lease expiries and the level of vacant space within a building. These criteria were used and considered against the property market conditions and current investor preferences and risk which in turn identified suitable assets for inclusion in the phase 1 disposals. As anticipated, phase 1 disposals have been marketed during the first half of the financial year 2026/27.

Asset Performance

2.4 Elmbrook House and 17 Station Road, Sunbury were acquired in December 2016 and March 2018 respectively as part of the Council's commercial property assets acquisition programme, which intended to realise additional income for the Council to fund discretionary front-line services.

2.4 Both properties have now been identified as underperforming assets. In the financial year to 31 March 2026, they negatively contributed to the revenue budget with the property income insufficient to cover the operating and financing costs. This asset has seen a significant fall in value since acquisition in 2016 and 2018 (see confidential Appendix 5).

2.5 Elmbrook House remained vacant for a significant period, and it has been anticipated for several years the longer-term use for the site would be some form of residential conversion. Whilst most of the building is now let, this is on short term flexible leases on lower end rents with mid lease term break options included within the lease. The challenges of securing tenants previously and current reduced office take up more widely in the geographic area all point to there being no realistic prospects of the asset's value returning to its purchase price as an office investment.

Marketing

2.6 Open marketing of this asset took place together with organisations being 'targeted' who were known to be seeking similar asset types in terms of use, location, financial return and risk. A marketing brochure has been prepared and was circulated to interested parties; this is included in Appendix 1; this was circulated widely to all known parties who may be interested in the property. Knight Frank's report in Appendix 6, details further information on the level of enquires and viewings.

2.7 The disposal approach for this asset was framed slightly differently than the previous Spelthorne owned, office asset marketing campaigns, on the basis it was likely the purchaser would be a residential developer either looking to convert the existing buildings to residential or redevelop the whole site to provide new residential facilities.

2.8 Interested parties were given access to a virtual data room, which contained all relevant information about the asset and were able to undertake a visit to the asset. Based on this information and visits, following a marketing period, Knight Frank set a deadline for offers to be received from interested parties.

Bids received

2.9 There was strong positive interest in the asset, 2 rounds of bidding were undertaken, with the 2nd stage being best and final offers, resulting in 4 competitive offers, in and around the target disposal price (noted in Appendix 4). All bids have been carefully assessed, and a preferred bidder has been selected for approval by the Council. Draft Heads of Terms accompany this report in the confidential Appendix 2 of this report, together with the schedule of bids received in Appendix 3.

Bidder no. 1 has been selected as the preferred bidder based on:

- the highest bid,
- a proven track record,
- an unconditional offer and
- being able to agree realistic timescales for exchange and completion,

- having existing funds to complete the purchase i.e. not requiring third party financing.

2.10 A summary of the key details of the offer can be found in the confidential Appendix 4 of this report, to provide clarity on the price and terms of the disposal to assist the elected members. Knight Frank's recommendation re this disposal is included within Appendix 6.

Office Real Estate

2.11 The marketing focus of Elmbrook House was targeted to residential developers as this was considered the approach to achieve the highest sale price. This approach however did not prevent any interested office purchasers from making an offer, but as can be seen from Appendix 3, all offers received were from residential developers

2.12 The office investment market has experienced a significant decline since the assets were purchased in 2016 and 2018. There has been a reduction in asset sales and a huge drop in office asset values not just within the locality of this asset, but nationally due to structural shift in how people work, with many people now working on a hybrid basis with less emphasis on the requirement for 5 day a week office working, lowering demand for office space.

2.13 In addition, a rise in inflation and higher interest costs are impacting property returns and capital values. Sector data indicates that the overall share of the office sector as part of commercial property investment has fallen by 39% since 2019.

2.14 There remains a lot of uncertainty in how the office sector will perform over the next 12 months. Whilst there remains some optimism the key regional cities i.e. Central London will continue to see some improvement, any recovery will take time to filter into the regional areas. This, together with the reducing unexpired term of the occupational lease, is likely to negatively affect the asset's attractiveness in the market and the Council will continue to feel the impact of financing costs that exceed income levels.

2.15 The uncertainty within the office sector and demand from office occupiers for strong office locations, Category Grade A space has resulted in many secondary office locations like Station Road in Sunbury experiencing a huge decline in office take up, with buildings remaining unlet for a long period of time. Owners have therefore looked for alternative uses to convert offices to. Whilst conversion can be expensive, it can provide an economically viable solution and conversion of former offices to residential uses is now a common practice.

2.16 The calculation of the bid for the disposal of this asset will have been based on different valuation methodology than the valuations the Council undertakes for its year end valuations. The Council's value at 31st March 2026, was based on an office investment and income, whereas the bid will be based on a residential residual method of valuation. A residual method of valuation considers what a piece of land or a run-down building is worth by taking its final finished value, subtracting all the conversion costs plus the developer's profit.

2.17 The disposal will reduce this Council's exposure to commercial property risk. and future vacant premises costs.

3 Options appraisal and proposal

3.1 Option 1 – Agree the offer and approve the asset's disposal (recommended)

The marketing of an asset is the best way to determine its realisable value, therefore based on the circumstances set out above, the disposal price is expected to be the highest price the Council will achieve for the asset. This is supported by the recommendation from Knight Frank.

The sale will save the Council substantial revenue budget costs in 2026/27 (and MRP financing costs from 2027/28) which is currently having a negative impact on the Council's financial position.

3.2 Option 2 – Decline the offer and continue to market the property

Further marketing is not expected to achieve a higher sale price, due to the level of bids already received. There is no evidence to support a higher sale price if we continue to market for a longer period or broaden the marketing to any interest party. This option is not recommended.

4 Risk implications

4.1 The Council's appointed advisers, Knight Frank and Clyde & Co, will undertake the mandatory money laundering checks on the company and any person of significant control within the company. The buyer has been professionally advised and has a UK based solicitor. We have no concerns over the intention or commitment of the buyer, however, until contracts are exchanged, as with any disposal the legal process proceeds at risk of going abortive. To mitigate this risk the sale process will be monitored by the Asset Management Team and Knight Frank.

4.2 The sale is subject to the legal due diligence process, a satisfactory report on title and an agreed contract. The Council's external legal advisers Clyde & Co will draft the sale contract and ensure all legal compliance. It is possible that an issue of concern to the purchaser is raised during the legal process which may result in the purchaser reducing their offer or withdrawing completely.

5 Financial implications

5.1 Disposing of the asset for the sale price will generate a capital receipt in 2026/27. This will be used to reduce the Council's Capital Financing Requirement (CFR) and thus reduce the MRP charge to council tax in 2027/28 and beyond, by applying the receipt to the assets with the shortest remaining residual CFR. This is in line with the Statutory Direction to reduce debt. It will also avoid the future decline in the value of the asset and the ongoing annual loss.

5.2 Financial analysis, relating to the terms of the disposal, can be found in confidential Appendix 5 of this report.

5.3 Not disposing of this asset in 2026/27 would have significant financial implications for the new West Surrey Council in terms of not reducing its Minimum Revenue Provision (MRP) in line with the current Medium-Term Financial Strategy (MTFS) projections and thereby increasing revenue budget costs because of higher financing costs.

6 Legal comments

6.1 Further to sections 120-123 of the Local Government Act 1972, the Council has the powers to acquire and dispose land and property subject to complying with the certain statutory requirements, one of which is securing the best consideration that can reasonably be obtained. To satisfy the best consideration requirement, an independent valuation and advice are strongly advisable.

6.2 Any disposal will be subject to the terms of the contract, transfer and any other necessary legal documentation. The Council's in-house Legal Services will support the sale with external legal advice.

6.3 Failure to obtain best consideration from the proposed disposal may expose the Council to risk of legal challenge by way of a judicial review which will result in substantial legal costs and reputational damage.

6.4 In accordance with part 3(b) of the Constitution decisions on freehold disposal of investment assets are within the remit of Corporate Policy and Resources Committee. In view of the wider budgetary implications and the impact of each capital receipt on the Council's Treasury Management Strategy, this disposal is referred to Council for final approval.

Corporate Implications

7 Commissioners' comments

7.1 Commissioners strongly support the recommendations of this report, as they

- align with the directions issued to the Council by the Secretary of State on 8 May 2025;
- align with the principle of asset rationalisation agreed by Council on 17 November 2025;
- enable the council to deliver on the 26/27 budget and reduce the risk of a need to make further savings during the current financial year; and
- support the delivery of the MTFS over subsequent years and the sustainability of West Surrey Council and therefore reduce the risk to West Surrey residents of future cuts to services

8. S151 Officer comments

8.1 The Section 151 Officer confirms that all relevant financial implications have been identified and evaluated. The S151 Officer strongly supports the recommendation for disposal at the proposed price, as this is consistent with the approved decision of the Council in December 2025 to undertake an investment asset rationalisation programme in compliance with the statutory Best Value Direction and is consistent with improving the Medium-Term financial sustainability of Spelthorne/West Surrey Councils, both by bringing to an end the ongoing net holding cost of the asset and by reducing future MRP.

9. Monitoring Officer comments

9.1 The Monitoring Officer has been consulted on this report and confirms that subject to the matters set out in the report, and provided that all applicable statutory requirements (including Best Value Directions of May 2025) have been addressed and proper process is followed, the proposal can be considered legally compliant.

10. Procurement comments

10.1 There are no procurement implications arising directly from the recommendations in this report.

11 Equality and Diversity

11.1 There are no direct equality and diversity issues arising from a property disposal as the sale doesn’t impact the current operation of or occupiers of the asset. The marketing, viewing and bidding process was undertaken ensuring there was no discrimination against prospective buyers.

12. Sustainability/Climate Change Implications

12.1 Elmbrook House has a valid EPC rating of B and 17 Station Road a D rating, both comply with The Energy Performance of Buildings (England and Wales) Regulations 2012.

13. LGR / other considerations

13.1 Not disposing of this asset in 2026/27 would have significant financial implications for the new West Surrey Council in terms of not reducing its MRP in line with the current MTFS projections and thereby increasing revenue budget costs because of higher financing costs. In turn this will mean the reserves Spelthorne will be passing across to West Surrey will be used up more rapidly. This would prejudice the financial resilience of West Surrey Council and would have a significant impact on West Surrey’s budget setting. Consequently, this is very likely to adversely affect their ability to continue to maintain services currently provided by Spelthorne Borough Council.

13.2 This property is anticipated to provide a negative contribution to the Council’s/West Surrey Council’s revenue budget over the next six years, if it is not disposed of.

14. Timetable for implementation

14.1 Exchange of contracts following the legal conveyancing process being completed, with completion of the sale 2 weeks post exchange.

15. Contact

15.1 Coralie Holman Group Head Assets c.holman@spelthorne.gov.uk

Appendix 1 – Marketing Brochure - Public
Appendix 2 – Heads of Terms – Exempt
Appendix 3 – Schedule of Bids received - Exempt
Appendix 4 – Summary of information to support recommendation - Exempt
Appendix 5 – Summary financial information – Exempt
Appendix 6 – Knight Frank Disposal Recommendation - Exempt

18-19 Station Road (Elmbrook House) & 17 Station Road, Sunbury-on-Thames, TW16

Two existing Class E buildings with residential development potential.


Queen Mary Reservoir
Ashford Manor Golf Club
Windsor
BP Campus
Bedfont Lakes Country Park
Sunbury Cross Shopping Centre
Sunbury Manor School Grounds
M3
Heathrow Airport
M3 J1
18-19 Station Road (Elmbrook House) & 17 Station Road
A316
Sunbury
A308
Site boundary is for indicative purposes only.

The opportunity.

18-19 Station Road (Elmbrook House) & 17 Station Road, Sunbury-on-Thames, TW16 6SU

Knight Frank are delighted to seek unconditional offers for Elmbrook House and 17 Station Road, two income producing Class E buildings with residential development potential

- Freehold value-add opportunity
- Excellent transport links, being located directly next to Sunbury Station - 30 minutes into South-West London and 45 minutes into Central London
- Prominent Sunbury-on-Thames location benefitting from a diverse and evolving amenity offering
- Elmbrook House is multi-let to three tenants with an achievable break date of July 2027 (details on page 6). 17 Station Road is let out with a fixed uplift to £19,000 per annum in September 2026
- Existing office accommodation - Elmbrook House comprises circa 16,113 sq ft (1,497 sq m) NIA and 17 Station Road comprises circa 1,001 sq ft (93 sq m) NIA
- Elmbrook House has 82 parking spaces and 17 Station Road has 4 parking spaces
- The properties sit under titles - SY600970 (Elmbrook House) and SY699175 (17 Station Road)
- Offers a good investment opportunity with significant development potential
- A high level feasibility study has been produced by Formation Architects demonstrating the sub division of Elmbrook House into 27 residential units and 17 Station Road into 1 house

Admiral Hawke Pub


Sunbury Park


Cedars Recreation Ground

Little Italy Cafe

Location

Sunbury-on-Thames is an established and highly regarded riverside town, combining the character and quality of Surrey living with excellent access to London and the wider South East. Positioned along a scenic stretch of the River Thames, Sunbury offers a rare blend of connectivity, green space and a strong local community, making it an increasingly popular choice for families, professionals and downsizers alike.

Nearby parks and green spaces, including Kempton Park and the Thames Path, provide opportunities for walking, cycling and outdoor recreation, contributing to a strong sense of wellbeing and lifestyle appeal. Despite its suburban setting, Sunbury retains a village-like character supported by historic buildings, local pubs and independent amenities.

The town is home to a number of well-regarded cafés, coffee shops and casual eateries, alongside popular traditional and riverside pubs such as The Magpie and The Phoenix, and a choice of restaurants offering British, Indian and international cuisine. Everyday needs are well served by local shopping parades, convenience stores, pharmacies and supermarkets, with more extensive retail and leisure provision available nearby in Staines-upon-Thames, Walton-on-Thames and Kingston. Sunbury also benefits from a notably strong sporting and leisure offer, including local cricket, football and rugby clubs, gym and fitness facilities. Kempton Park Racecourse, hosts major sporting events and hospitality throughout the year.

Transport

The Site benefits from a Public Transport Accessibility Level (PTAL) of 4, reflecting convenient walking access to Sunbury rail station and regular bus services connecting into the surrounding area and Greater London.

The site's multi-modal accessibility underpins Sunbury's attractiveness for residential-led development.

Road Access

Sunbury-on-Thames is well positioned for road travel, with direct access to the A316, connecting to the M3 and onward to the M25.

Central London
Approximately 35–45 minutes by car (off-peak)

M25 (Junction 11/12)
Approximately 10–15 minutes

M3
Approximately 5 minutes

National Rail

Sunbury Station provides direct services to London Waterloo via the Shepperton Line. Journeys are 30 minutes into South West London and 45 Minutes into London Waterloo.

London Bus

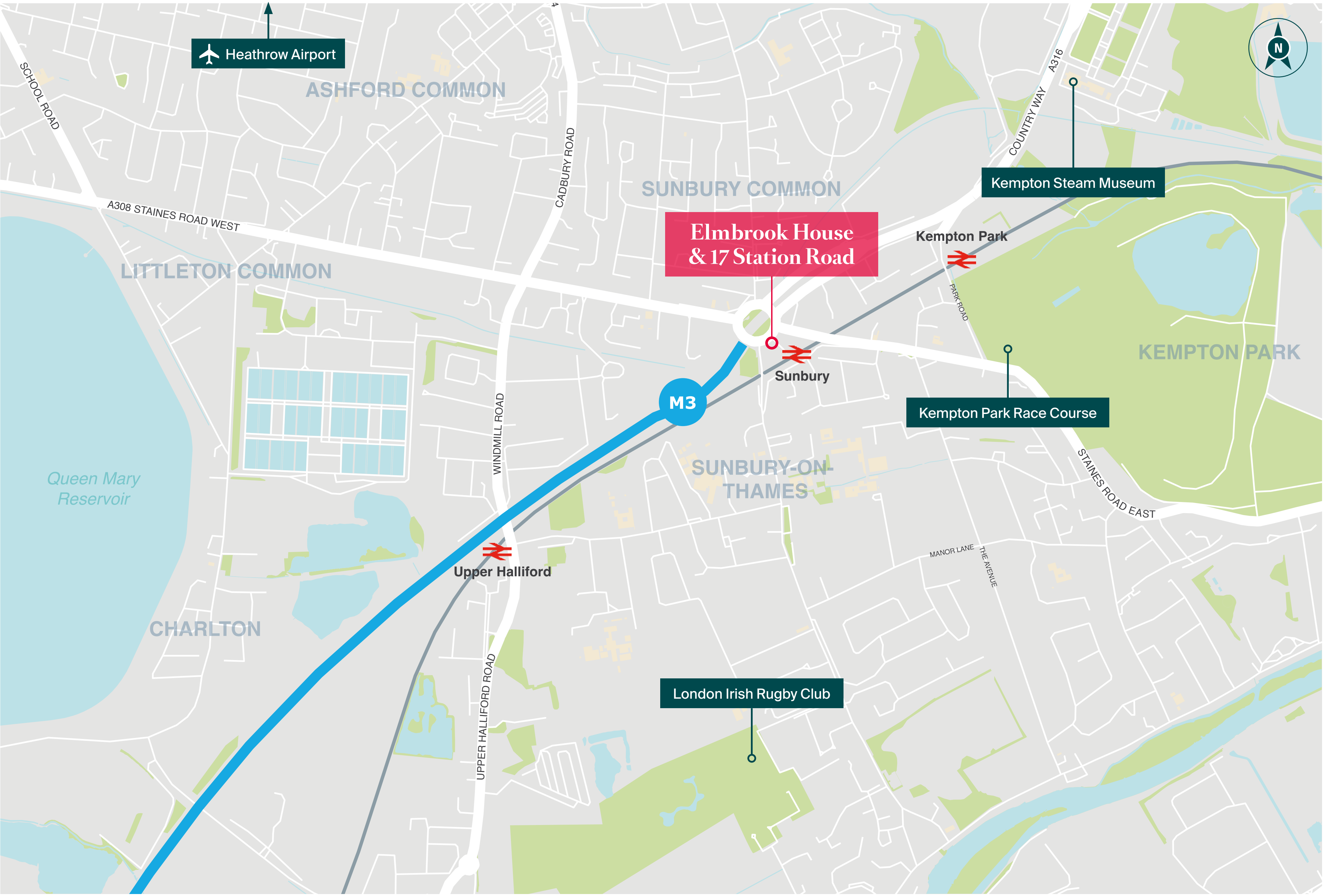
Numerous bus routes operate nearby the site, every 5-10 minutes.

Airports

Heathrow Airport
Approximately 9 miles (20 minutes) by car

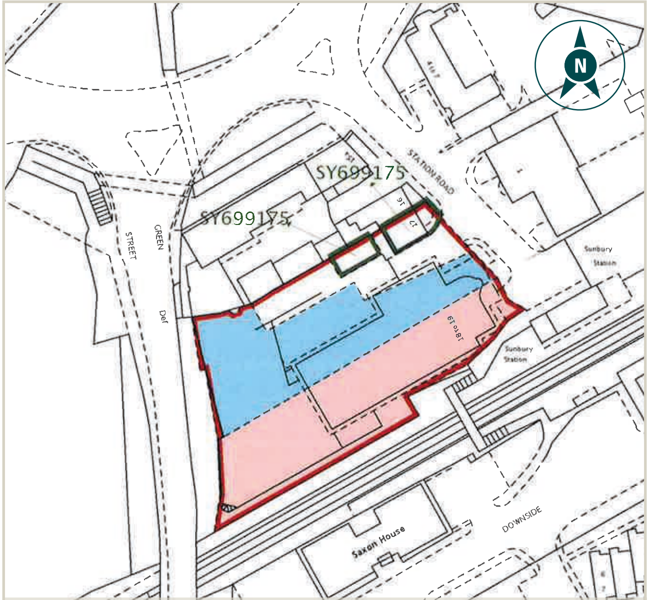
London City Airport
Approximately 30 miles (55 minutes) by car

Gatwick Airport
Approximately 40 miles (50 minutes) by car via the M25


Heathrow Airport
ASHFORD COMMON
SCHOOL ROAD
A308 STAINES ROAD WEST
CADBURY ROAD
SUNBURY COMMON
LITTLETON COMMON
Elmbrook House & 17 Station Road
Kempton Park
COUNTRY WAY
A316
Kempton Steam Museum
PARK ROAD
KEMPTON PARK
Sunbury
M3
Kempton Park Race Course
WINDMILL ROAD
SUNBURY-ON-THAMES
STAINES ROAD EAST
Queen Mary Reservoir
Upper Halliford
MANOR LANE
THE AVENUE
CHARLTON
UPPER HALLIFORD ROAD
London Irish Rugby Club
N

Description

The total acreage for both titles extends to 0.654 acres (0.265 hectares) and both properties existing use is office (Class E). There are currently 3 tenants occupying Elmbrook House, a total of 15,695 sq ft GIA and there is 2,600 sq ft GIA of vacant space following the lease surrender of the previous tenant. 17 Station Road is occupied and measures 859 sq ft GIA. 17 Station Road has two-storeys and Elmbrook House has three-storeys.



Red line site boundary for indicative purposes only.

Existing accommodation and tenancy schedule

Property	Unit name	Tenant	Lease status	Lease years	Term start date	Term end date	Next review	Break date	Outside 1954 Act	Floor area sq ft NIA	Passing rent	Rent pa/psf
Elmbrook House	Part ground floor north	Vacant	Surrendered	-	-	-	-	-	No	2,600	-	-
Elmbrook House	Part ground floor south	AME Holdings Ltd	Current	5	26/07/2024	25/07/2029	-	26/07/2027	Yes	3,062	£30,620	£10.00
Elmbrook House	First floor	Ferrari Express Limited	Current	5	21/12/2023	20/12/2028	-	20/12/2026	Yes	5,843	£160,166	£27.41
Elmbrook House	Second floor	Celebrus Technologies Plc	Current	5	10/01/2024	09/01/2029	-	09/01/2027	Yes	6,581	£171,314	£26.03
17 Station Road	17 Station Road	Desaur & Co Ltd	Current	5	25/09/2025	24/09/2030	25/09/2026	-	Yes	749	£18,000	£24.03

*17 Station Road has a fixed uplift to £19,000 per annum from the review date.

*Please note that VP date of July 2027 is only possible if Landlord serves break option by July 2026. It is a rolling mutual option on 12 months notice after 20/12/2026 and 09/01/2027.

External photos

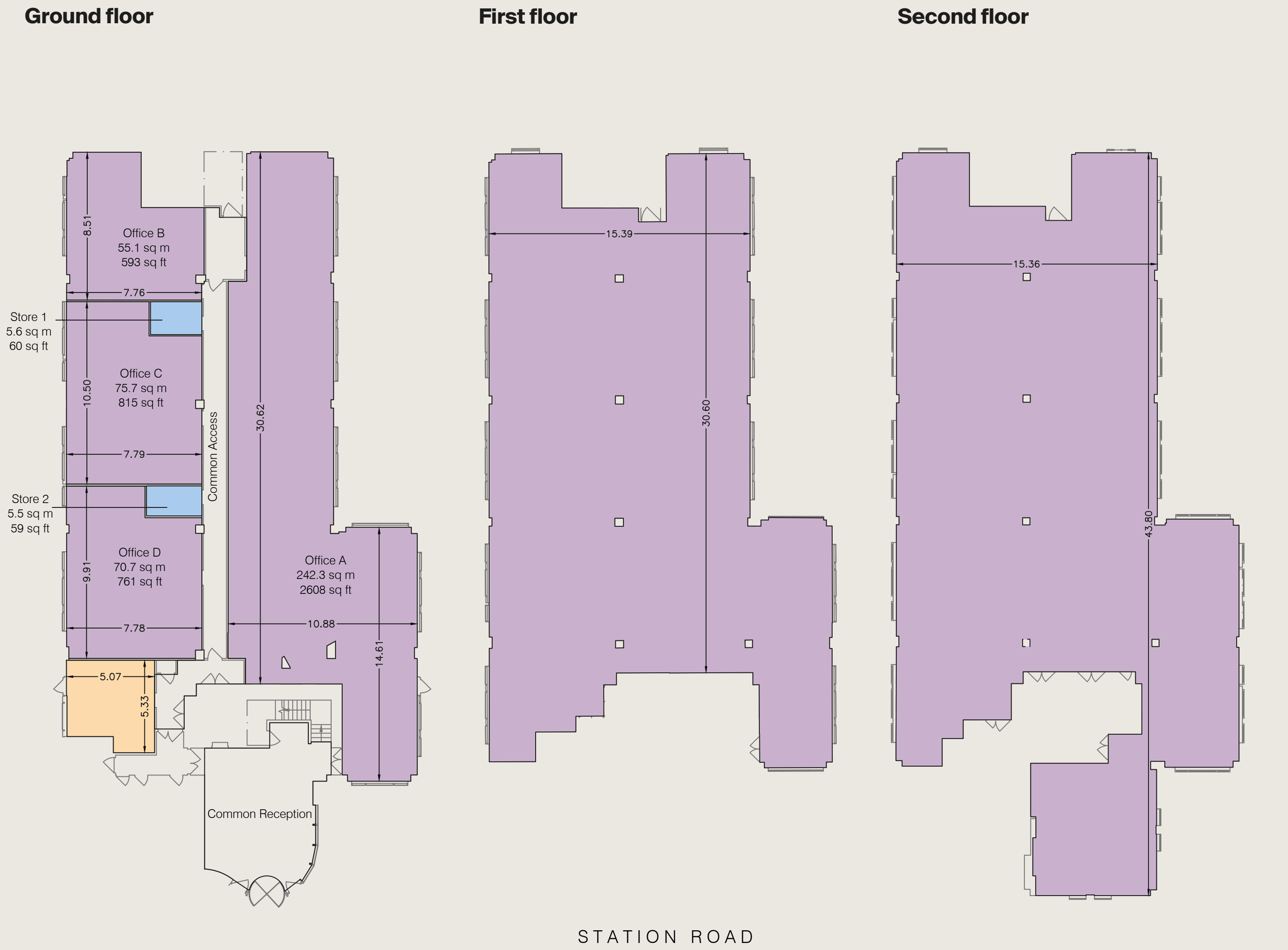
Existing floor plans Elmbrook House

Ground	Sq ft	Sq m
Office A	2,608	242.3
Office B	593	55.1
Office C	815	75.7
Office D	761	70.7
Store 1	60	5.6
Store 2	59	5.5
Kitchen	263	24.4
Ground Floor Total	**5,159**	**479.3**

First	Sq ft	Sq m
Office	5,843	542.8

Second	Sq ft	Sq m
Office	6,581	611.4

Total	**17,583**	**1,633.5**



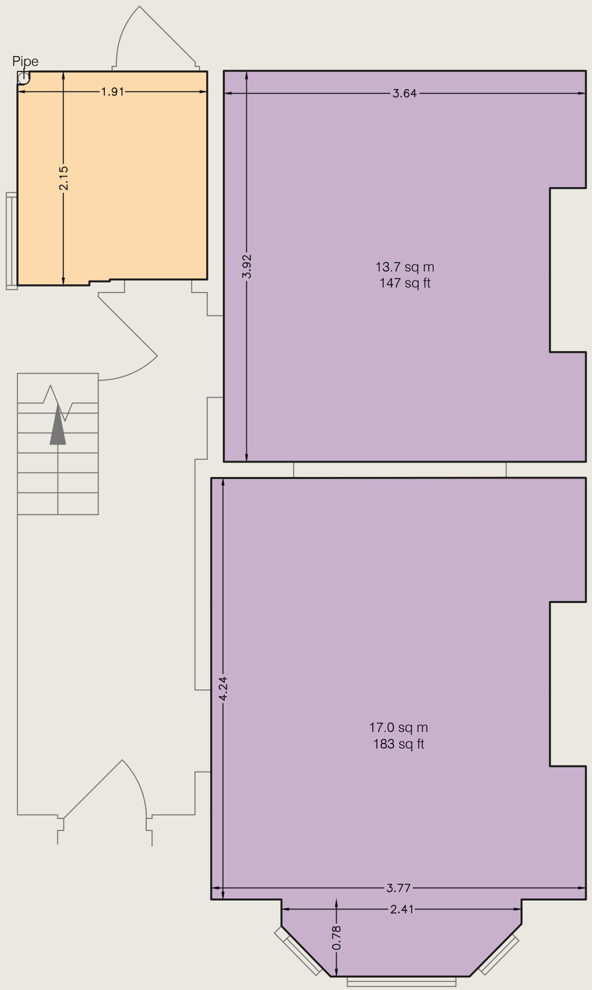
Existing floor plans
17 Station Road

Ground	Sq ft	Sq m
Office	330	30.7
Kitchen	43	4.0
Ground Floor Total	**373**	**34.7**

First	Sq ft	Sq m
Office	376	35.0

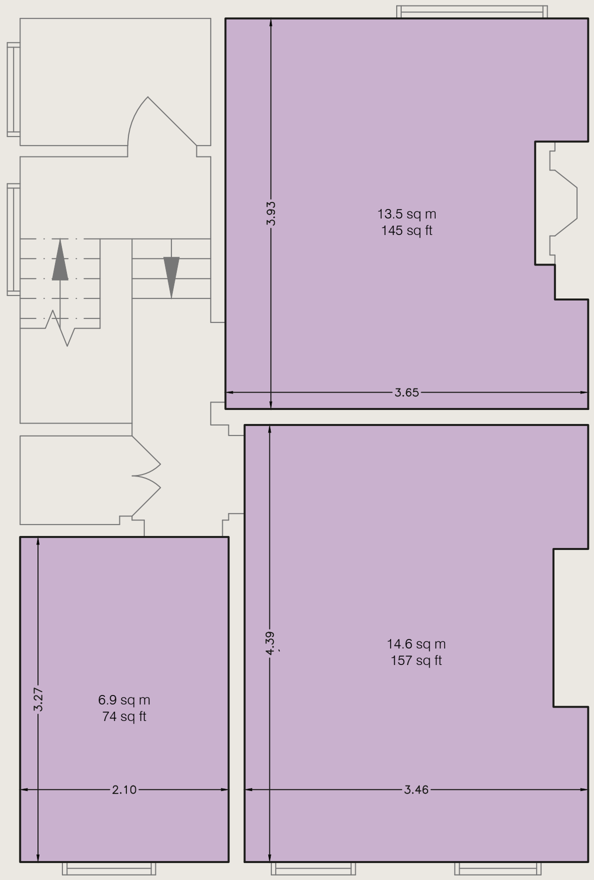
Total	**749**	**69.7**

Ground floor



STATION ROAD

First floor



STATION ROAD

Potential and asset management opportunities

Elmbrook House

The Site offers extensive asset management opportunities to undertake a comprehensive refurbishment to create modern, contemporary office accommodation. There is also the potential to explore alternative uses on the site, primarily conversion to residential via permitted development rights, to capitalise on the strong demand for such product.

The feasibility study drawn up by Formation architects outlines a permitted development (MA) scheme for Elmbrook House, compromising 27 units (circa 16,113 sq ft NSA).

There is also the potential to pursue alternative uses to include hotel, serviced apartments, a small Co-Living Scheme or residential use subject to the necessary consents.

The proposals deliver the following unit sizes and areas:

- Studios: 3 units
- 1b2p: 19 units
- 2b3p: 2 units
- 2b4p: 3 units

Total: 27 units

Total NSA: 1,497sqm (16,113 sq ft)

The existing building and window arrangement naturally lends itself to 1 bedroom apartments and this is reflected in the mix above. This allows for good unit layouts at minimum NDSS sizes. A unit mix with larger units could also be accommodated but these would likely be oversized and of less good quality.

17 Station Road

This study explores the potential for an office to residential Permitted Development conversion for 17 Station Road, Sunbury.

The proposals deliver a single 2 bedroom house of 93 sq m (1001 sq ft).

The building could also be divided into two single apartments (similar to 16 Station Road) but this would require a two-storey rear extension and would not fall under Permitted Development.

Tenure

Title Numbers: SY600970 and SY699175.

EPC

EPC's can be found in the dataroom site.

VAT

18-19 Station Road (Elmbrook House) is elected for VAT. 17 Station Road is not elected for VAT. The sale can be treated as a Transfer of Going Concern (TOGC).

Data room

Please request dataroom access from
james.scott@knightfrank.com

An information pack has been compiled to assist parties in formulating their offers. The pack contains the following details:

- Title documents
- Technical documents
- Indicative Scheme

Method of sale

Unconditional offers are sought for the freehold interest by way of informal tender. Subject to contract only. Developers are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

Site boundary is for indicative purposes only.

Contact us.

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Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2026. Photographs dated May 2026.

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