

## **Cabinet – 14 April 2021**

### **Recommendation from the Extraordinary Overview and Scrutiny Committee of 7 April 2021**

#### **Call in of decision: Exempt report - Transfer of properties from Spelthorne Borough Council to Knowle Green Estates Ltd.**

1. At its extraordinary meeting held on 7 April 2021, the Overview and Scrutiny Committee scrutinised the above Cabinet decision in detail.
2. The Committee discussed the officers' response report, the report and appendices considered by Cabinet in making its decision on 24 March 2021 and the Key Worker Housing Policy provided by officers to assist the Committee and inform the debate.
3. Councillor Helen Harvey expressed concerns that the rent levels stated in paragraph 10.1 of the Key Worker Housing Policy would reduce viability and asked that Cabinet review the level of discount. Councillor Harvey also requested that Professor Irwin's report on key worker demand for Spelthorne be shared with members of the Committee and that Cabinet are briefed on it.
4. The Committee expressed the view that the Key Worker Housing Policy was in draft form and should continue to be developed. The Committee noted that whilst Cabinet could note their comments on the policy they did not want to make recommendations at this stage.
5. The Committee agreed that it was supportive of the Cabinet's decision, but they must have the appropriate policy documentation in place going forward.
6. Members of the Committee concluded that it was important that the Cabinet take decisions that have been clearly defined and with the right policies in place. Cabinet and Committee papers need to be clear and concise and contain all relevant information, so members are able to look back and see that all the relevant facts had been considered.

The Committee resolved to recommend to Cabinet the following three recommendations:

#### **Recommendation 1:**

That Cabinet instruct officers to draw up the following documents:

1. A "Term Sheet" to set out the basis of developments and supporting policy. A Term sheet should be required for each Spelthorne Borough Council residential development and will be created prior to planning application submission monitored and adjusted as required thereafter.
2. A policy for valuation and transfers of developments.

3. An interest rate policy.
4. Documentation of Knowle Green Estates (KGE) depreciation policy.

**Recommendation 2:**

A Term sheet template and draft policy documents are to be presented for approval by the Policy and Resources Committee and KGE Board as soon as possible and no later than the end of July 2021.

**Recommendation 3:**

That Cabinet confirms that no housing units will be sold unless a policy to do so is formally approved by the Council.

**Councillor Vivienne Leighton**

**Chairman of Overview and Scrutiny Committee, 7 April 2021**