

ASSET AND REGENERATION TASK GROUP

SUB GROUP A – KNOWLE GREEN

1 October 2015

Present:

Cllr Harvey (Chair) Cllr Dunn Cllr Thompson Cllr Capes

Staines-Upon-Thames Regeneration Manager (Heather Morgan - HM)

Joint Head of Asset Management (Dave Phillips - DP)

TaSF Project Support Officer (Michael Pegado - MP)

Apologies

Cllr Gething

1 Minutes of previous meeting

Agreed.

2 Cabinet report on property consultants (14 October)

HM updated the TG on the contents of the report and the rationale behind the recommendations. The TG were comfortable that this reflected the direction the Council wanted to take on the relocation, and particularly on the redevelopment of the site.

3 Relocation – possible building/progress

DP ran through the project streams and additional project (telephony). Advised Environmental Health were the agile working pilot and updated on progress. TG view on telephony – voice over was critical, need to take a long term view of investment in phones.

Advised TG of possible opportunity in south of the borough. Discussed in detail and TG were supportive of the proposed building in principle subject to one or two customer facing satellite offices (shop fronts) in Ashford and Staines-upon-Thames.

The TG considered that the building gave the opportunity to send a powerful and positive PR message that the Council was being careful with the public purse – there was no need for a prime location in Staines-upon-Thames.

Officers were asked to consider the long term value of any asset as part of the decision making process.

4 Redevelopment – progress

TG re-iterated that Council should not sell off this asset. Very strong preference is to develop ourselves but would be guided by external advice if an alternative (such as a SPV) would get more profit back for the Council.

There was a discussion around the scope for development in such a prime location (in terms of maximising the return).

If affordable were provided off site, the TG were clear that a practical and deliverable solution or site should come forward at the same time as any redevelopment of KG. This would minimise disquiet.

5 Date of next meeting

Wednesday 25 November at 7.30pm in the Goddard Room, Knowle Green