

**Exempt
Minutes of the Corporate Policy and Resources Committee
19 October 2021**

Present:

Councillor L. E. Nichols (Chairman)
Councillor J.R. Sexton (Vice-Chairman)

Councillors:

J.R. Boughtflower	S.C. Mooney	A. Brar
C.F. Barnard	R.J. Noble	S.M. Doran
S. Buttar	S.A. Dunn	I.J. Beardsmore

Substitutions: Councillors H. Harvey (In place of O. Rybinski).

Apologies: Councillors V.J. Leighton, N. Islam and V. Siva.

In Attendance: Councillor Bateson.

424/21 Staines Health and Wellbeing Centre

It was confirmed that this report was seeking the committee's approval to agree heads of terms for NHS England to occupy a section (of approximately 30%) of the Oast House site on a long-term lease for a peppercorn rent. Other proposals for this site were not for discussion at this meeting.

NHS England was proposing to move the existing Staines Health and Wellbeing Centre from its current site at Knowle Green, in order to expand local health services and locate them at a more central position in the town. It was proposed to permit subletting on the site to enable NHS England to reshape services to meet local need. NHS England would be responsible for the majority of fitting out costs.

The current Knowle Green facility was likely to be disposed of on completion of any new build on the Oast House site. There were likely to be issues with planning permission for the redevelopment of the Knowle Green site, due to its flood risk.

The viability of the Council's plans for the site had been reviewed by the Development Sub-Committee in light of a potential reduction in the number of dwellings (from c.250 to c.180), to accommodate NHS England's request. Knowle Green Estates' view was therefore an important consideration.

Concerns had been raised about the Council being responsible for bearing the cost of any delays or increases in the cost of the construction, which could potentially arise as a result of a fixed price contract for delivering the building. This was a typical feature of construction projects and NHS England were unwilling to take on this risk.

A number of specialised services were expected to be located at the proposed health and wellbeing centre. This would result in some users making longer journeys to access the centre, which meant that its proximity to Staines Station was a strong positive for the project. There was discussion about parking, including whether driving should be discouraged. A potential underground car park, the potential the cost of which, would be discussed in due course.

A need for speedy decision making was anticipated, due to the restrictive funding window available to the project. Officers were therefore asked to prepare a decision making 'flightpath' document to ensure that there was clarity over each committee and sub-committee's responsibilities.

The views of the Council's treasury management advisers were discussed. Additional feedback would be provided, as part of the budget process, on the basis for the advisers' projections around long term gilt rates. There was also a need to review the Council's grants scheme, due to NHS England charging rent that would be paid for through grants to affected charities.

The objectives element of the recommendation was discussed. It was agreed that as this had not been discussed by the Development Sub-Committee, this element of the report would be brought back to the Corporate Policy and Resources Committee in due course.

The Corporate Policy and Resources Committee:

1. Agreed to proceed with the Heads of Terms between the Council as landowner and the CCG as proposed long leaseholder.
2. Authorised the Group Head of Regeneration and Growth (in consultation with the Chair and Vice Chair of the Corporate Policy and Resources Committee) to conclude the negotiations on the Head of Terms to secure the best commercial terms for the Council.
3. Authorised the Group Head of Corporate Governance to complete the necessary legal documentation to formalise the Heads of Terms.