

**Minutes of the Development Sub-Committee
31 October 2022**

Present:

Councillor C.F. Barnard (Chairman)
Councillor S. Buttar (Vice-Chairman)

Councillors:

C.L. Barratt	H. Harvey	J.R. Sexton
R. Chandler	I.T.E. Harvey	
M. Gibson	L. E. Nichols	

Substitutions: Councillors M. Beecher (In place of R.J. Noble)

Apologies: Councillors V. Siva

81/22 Apologies for absence & Substitutions

Apologies were received from Councillor Noble and Councillor Siva.

82/22 Minutes

Councillor Gibson requested clarification in the minutes as to what would happen to the underground works at the Rill.

The minutes of the meeting held on 17 October 2022 were agreed as a correct record of proceedings.

83/22 Disclosures of Interest

Councillor Gibson advised the Committee that she was a member of the Planning Committee and therefore would not be making comment on any applications due to come before the Planning Committee.

Councillor Sexton advised that she was a Surrey County Councillor.

84/22 Questions from members of the Public

There were none.

85/22 Ward Issues

There were none.

86/22 Forward Plan

Councillor Nichols asked for clarification as to when the Committee would receive the Business Plan for 12 Hammersmith Grove. The Asset Manager confirmed the Business plan would be presented at the next meeting.

The Committee **resolved** to agree the Forward Plan.

87/22 Temporary Adoption of the Staines Development Framework for all Council-Owned Assets

The Committee consider a motion submitted by Councillor Beecher and were asked to make a recommendation to the Corporate Policy and Resources Committee.

The Deputy Chief Executive explained that a report was being created by officers to enable informed discussion of the motion and would be ready for committee at the next meeting. It was proposed that the item be moved to 14 November 2022.

The Committee **voted** and **resolved** not to defer their discussion.

The Deputy Chief Executive and the Chief Financial Officer explained the challenging position that Knowle Green Estates was in. These challenges included a reduction in forecast rental income, increased construction costs, and increased interest rates from the Public Works Loan Board. These would leave Knowle Green Estates in a non-viable position.

It was proposed by Councillor I Harvey, seconded by Councillor Buttar and **resolved** that the public and press be excluded during further consideration of the item, in accordance with paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) because it was likely to disclose information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all the 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 being able to undertake even-handed negotiations and finalising acceptable contract terms.

Following discussion of the exempt information the meeting returned to open session.

It was proposed by Councillor I Harvey, seconded by Councillor Buttar and **resolved** that the committee did not recommend a temporary adoption of the Staines Development Framework and that the Sub-Committee recommend that the Council move ahead promptly, without delay to maximise the viability of Council owned development assets.

88/22 Exclusion of Public and Press (Exempt Business)

It was proposed by Councillor Buttar, Seconded by Councillor I Harvey and **resolved** that the public and press be excluded during consideration of the following items, in accordance with paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended) because it was likely to disclose information relating to the financial or business affairs of any particular person (including the authority holding that information) and in all the 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 being able to undertake even-handed negotiations and finalising acceptable contract terms.

89/22 Urgent Actions

The Committee was informed of an Urgent Action which related to Thames Tower, Reading.

90/22 Annual Commercial Property Report

The Committee considered a report from the Asset Manager that outlined the Annual Commercial Property Report for the year ending 31 March 2022.

The Committee **resolved** to note the Annual Commercial Property Report.

91/22 BP Campus - Annual Business Plan

The Committee considered a report from the Asset Manager that outlined the Annual Business Plan for the BP Campus.

The Committee **resolved** to note the BP Campus Annual Business Plan.

92/22 12 Hammersmith Grove - Annual Business Plan

This item was deferred to the meeting of the Development Sub-Committee on 14 November 2022.

93/22 Thames Tower, Reading - Annual Business Report

The Committee considered a report from the Asset Manager that outlined the Annual Business Plan for Thames Tower, Reading.

The Committee **resolved** to note the Thames Tower Annual Business Plan.