

# Development delivery options on Council owned land & car parks

Development Sub-Committee  
25 September 2023



# Key Objectives – what do we need to achieve this evening?

Report to CPRC on 16 October to include:

## A direction of travel for each site

- establish whether to progress a comprehensive mixed use phased masterplan development strategy for Staines or single site approach?
- identify potential delivery options for Council owned sites not included as part of a comprehensive Masterplan



## Timescales, Considerations and next Steps

- understanding that these will be different and for each site but will include:
- Council aspirations on uses and densities
- financial viability
- public engagement
- planning
- market appetite for Council aspirations

## Establish principles for mitigating holding costs

- these include financing & general property costs
- temporary lettings



# Key considerations



- Council needs to consider alternative delivery mechanisms that will deliver its development aspirations
- **what are the most important priorities:** outcomes i.e. densities/housing tenure? Risk? Control? Income? Capital Receipts? A site-specific agenda?
- adverse Impacts - potential write downs from Capital to Revenue Account if planning consents not granted (fee/holding costs £10m+).
- statutory requirement to achieve best value
- Benwell House Phase 2 & AMSCP - should these applications be withdrawn or paused so DSC can review its vision for these sites after next CPRC?



# Opportunities

DSC & Council to consider new vision and aspirations for its landholdings.

Staines - Council's comprehensive land holdings provides new Administration with an opportunity to deliver their own viable strategy aspirations.

**Other sites** - Councillor led input into designs/densities to address their concerns and aspirations.

Collaborative outcomes led approach by Councillors towards delivering viable housing, mixed use regeneration aspirations.

Council Control & Risk Management Mechanisms for partnership led delivery.

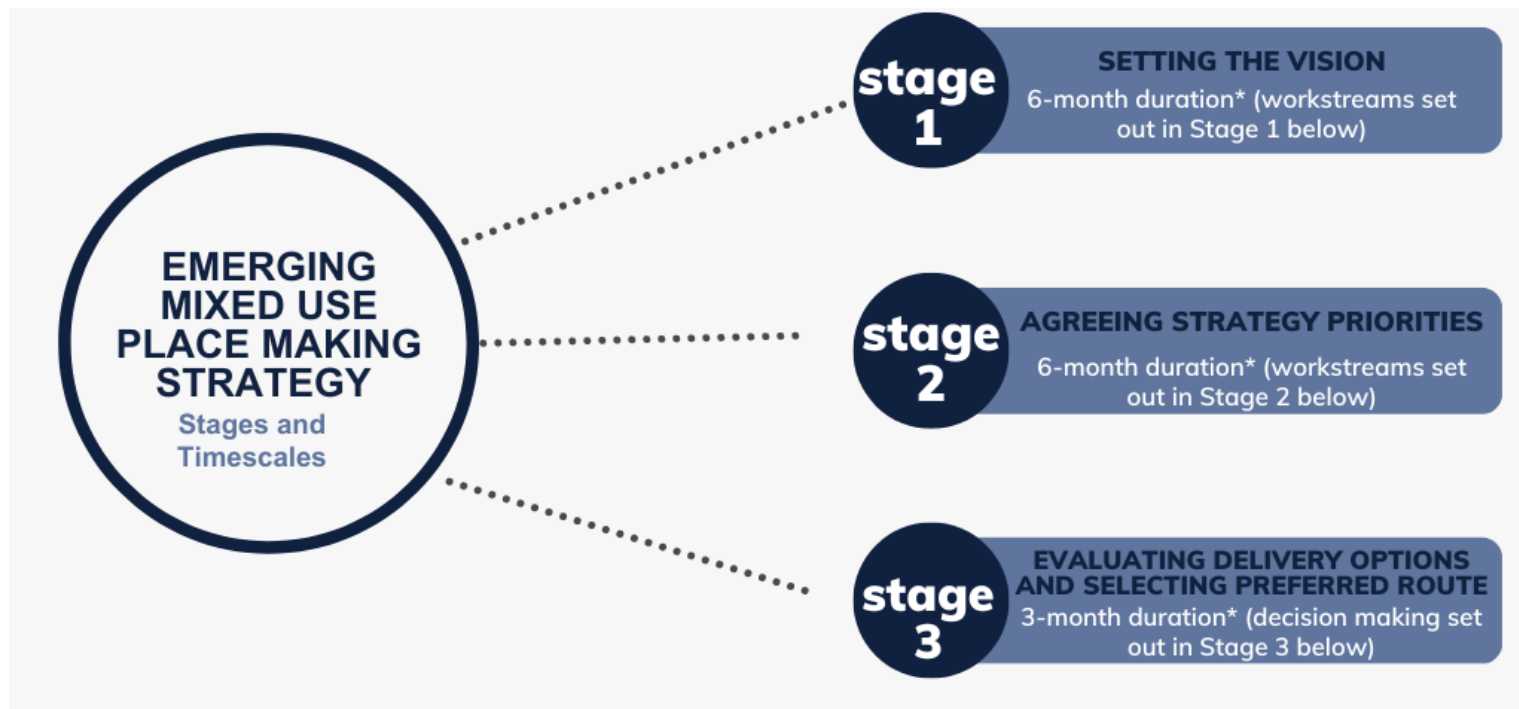
Considered disposals to maximise receipts and allow receipts to be recycled where appropriate.



**a roadmap for considering alternative delivery mechanisms....a route to a better future**



# Emerging mixed use Place Making strategy – stages and timescales



\*timescales are indicative and will be confirmed in the project plan timetable



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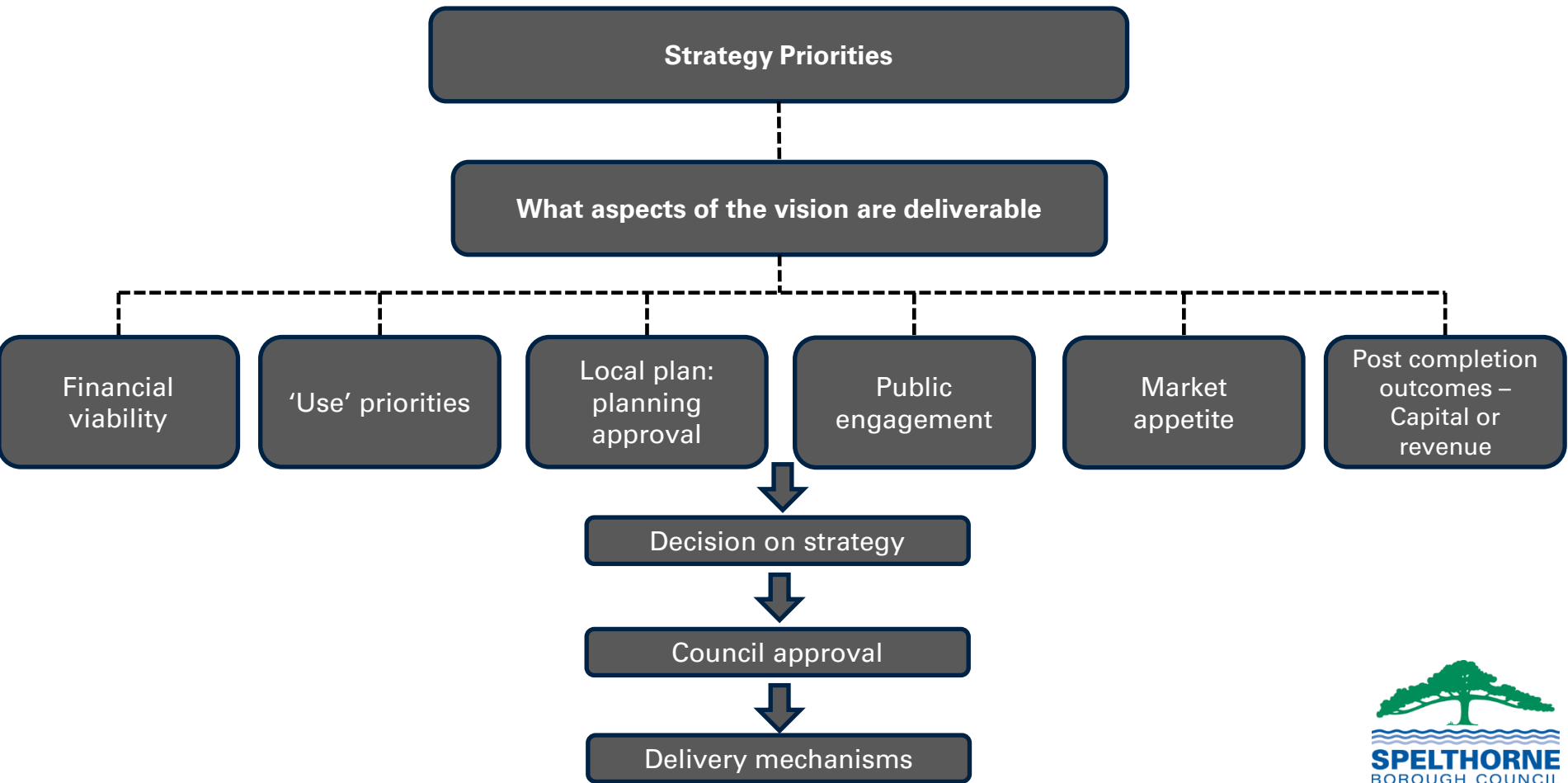
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# Delivery Options

Delivery mechanisms

Direct disposal

Conditional disposal

Direct development

Joint Venture

Master Developer

Securitisation

