Note on CASC scrutiny of the sale of Communications House and Hammersmith Grove

6th October 2026

The Commercial Assets Sub-Committee considered the sale of Communications House and Hammersmith Grove on the basis of the documents prepared for CPRC on 12th October. The discussion took place in Part1 with consideration of commercially sensitive details in Part2.

The following issues were raised and discussed by the members of CASC and officers:

Communications House

- The offer exceeds both the Knight Frank marketing valuation and the Red Book value.
- Questions were asked about:
  - The approach taken to marketing the properties
  - What consideration was given to social value
  - Was the actual land area included in the sale appropriate
  - The relationship to the adjacent Elmsleigh Centre
  - The implications of separation from the Elmsleigh Centre
  - The due diligence on the purchaser, their plans for the site and their track record with this type of transaction.
- The detail of the discussion reflected the fact that Communications House is unlike other property sales, in that is a significant property in Staines and raised questions about the relationship with the Masterplan.

Hammersmith Grove

- The reasons for the relatively large fall in value were explored, including consideration of tenants, remaining lease periods and renewals
- The marketing activity and approach to getting best value was explained
- The background and benefits of progressing with the proposed purchaser were discussed
- There was a discussion of the history of the property in SBC ownership

CASC was not being asked to vote on the proposed sales and no opinion is being expressed.

Cllr Lawrence Nichols

Chair of CASC