Executive

Schedule of decisions
20 April 2017

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<thead>
<tr>
<th>ITEM</th>
<th>RESPONSIBLE OFFICER</th>
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<tr>
<td>1. MINUTES</td>
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<tr>
<td>RESOLVED that the minutes of the meeting held on 23 March 2017 be approved as a correct record and signed.</td>
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<td>2. APOLOGIES FOR ABSENCE</td>
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<tr>
<td>Executive Members: Councillors V.W. Broad and Mrs R. Turner.</td>
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<td>Non-Executive Member: Councillors N.D. Harrison, M. Selby, B.A. Stead, J. Stephenson and C. Whinney.</td>
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<td>3. DECLARATIONS OF INTEREST</td>
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<td>Councillor Mrs R. Mill declared a personal interest in agenda item 6, Appointments to the Board of Banstead Commons Conservators, because her husband was a Conservator.</td>
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<td>Councillor M.A. Brunt indicated that, as Chairman of the Planning Committee, he would take no part in Items 4 and 10 – Development proposals for 16-46 Cromwell Road, Redhill.</td>
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<td>4. 16-46 CROMWELL ROAD, REDHILL – DEVELOPMENT PROPOSALS</td>
<td>HEAD OF PROPERTY</td>
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<td>RECOMMENDED that the Head of Finance be authorised, in consultation with the Head of Property and Executive Members for Property and Planning Policy and Finance, to make the necessary arrangements to finance the project subject to key stage sign off as set out in this report and to include the costs of the project within the Capital Programme as detailed in the Exempt part of the Executive’s agenda.</td>
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<td>RESOLVED that:</td>
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<td>(i) the Head of Property be authorised, in consultation with the</td>
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• Head of Finance
• Executive Member for Property; and
• Executive Member for Planning Policy and Finance
to make the necessary consultancy and contractor
appointments to progress and submit a Planning Application
for the development of 16-46 Cromwell Road, Redhill, in
accordance with the budget envelope set out in the exempt
report in Part 2 of the Executive’s agenda;

(ii) the Head of Property be authorised, in consultation with the
Executive Member for Property to market the development
of 16-46 Cromwell Road, Redhill and negotiate, agree and
enter into Agreement for Leases and Leases with
commercial, public or other organisations subject to the key
stage sign off set out in the report to the Executive;

(iii) the Head of Property be authorised, in consultation with the
Executive Member for Property to make arrangements to
terminate existing leases within 16-46 Cromwell Road,
Redhill, under existing Landlord and Tenant Law to facilitate
the redevelopment of this site;

(iv) the Head of Property be authorised, in consultation with the
Executive Member for Property to appoint the necessary
Consultants and construction Contractors for the
redevelopment of 16-46 Cromwell Road, Redhill, to prepare
the necessary documentation and to obtain competitive
construction tenders, subject to key stage sign off set out in
the report to the Executive;

(v) the Head of Property be authorised, in consultation with the
Executive Members for Property and Planning Policy and
Finance to finalise, agree and sign construction contracts
subject to key stage sign off set out in the report to the Executive;

(vi) the Head of Property be authorised, in consultation with the
Executive Member for Property to market and sell long
leasehold interests on the residential flats subject to key
stage sign off set out in the report to the Executive; and

(vii) the above decisions replace those agreed by the Executive
in November 2015 to take account of the changed
circumstances.

Reasons for decision:
The property was predominantly vacant and produced minimal
income for the Council in its existing form.
The recommended option completed redevelopment of this part of
the town centre and represented a commercially acceptable return
on capital employed, increasing income generation whilst also
increasing the asset value once construction work was complete.
5. **EMERGING HOUSING POLICY (INCLUDING MOTION FROM COUNCIL)**

**RESOLVED** that:

1. the following actions to support the Executive’s emerging housing policy for the Borough be agreed:

   (i) to consider, on a case-by-case basis, how the Council’s property activities can continue to deliver housing products that benefit local people;

   (ii) to continue to explore opportunities to promote and support the provision of affordable housing solutions through its annual review of Service and Financial Planning; and

   (iii) to review the Council’s policy on affordable housing as part of the Development Management Plan preparation process to take account of the latest evidence of local housing need and national policy changes; and

2. the Motion presented to the Full Council on 9 February 2017 regarding Affordable Housing be noted on the basis of the Council’s emerging housing policy illustrated above.

**Reasons for decision:**

Local evidence demonstrated that housing costs in the borough were beyond the reach of local households on moderate to low incomes. The Council had already demonstrated that it could provide housing that meets local needs.

Considering future opportunities to use its own property portfolio on a case-by-case basis would retain important local flexibility, allowing consideration of how Council development could meet not only housing needs but also the wider sustainability objectives of the Council.

The Council’s 2018/19 Service and Financial Planning review provided an appropriate opportunity for the Council to consider how it could be more proactive in achieving corporate objectives to maximise the delivery of housing that was affordable to local people in the future, and contributed to the Government’s housing provision objectives set out in the Housing White Paper.

The Local Plan making process provided the mechanism for a review of affordable housing targets, which allowed for proper appraisal and testing of policy options and for local evidence, as well as national policy, to be taken into account.

The Council’s emerging housing policy would help address the affordability challenges noted in the motion presented by Councillor McKenna at Full Council on 9 February 2017.

**Alternative options:**

To do nothing, to agree that publicly owned sites should deliver higher levels of affordable housing, or to invest in affordable
housing through the Council’s property company.

6. **APPOINTMENTS TO THE BOARD OF THE BANSTEAD COMMONS CONSERVATORS**

   **RESOLVED** that:

   (i) the position historically filled by a representative of the London Borough of Sutton be kept vacant until such time that London Borough of Sutton were in a position to confirm their nominee;

   (ii) the appointment of the representative of the London Borough of Sutton be delegated to the Head of Health and Wellbeing to determine in consultation with the Deputy Leader (Executive Member for the Environment and Infrastructure) once their nomination had been received; and

   (iii) Councillor R. Mantle and Mr D. Atkins be reappointed into the two positions that had come to the end of their term.

   **Reasons for decision:**
   To ensure that positions on the Board of the Banstead Commons Conservators were suitably filled.

   **Alternative option:**
   To appoint other applicants or to seek new nominations

7. **STATEMENTS**

   Councillor T. Schofield made tribute to Mr Bill Pallett, Head of Finance who was partially retiring from the Council at the end of April 2017. The Portfolio Holder made reference to a number of his achievements at the Council during the 14 year period that he has supported the financial services of the Council.

8. **ANY OTHER URGENT BUSINESS**

   None.

9. **EXEMPT BUSINESS**

   **RESOLVED** that members of the Press and public be excluded from the meeting for the following items of business under Section 100A(4) of the Local Government Act 1972 on the grounds that:

   (i) it involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act; and

   (ii) the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

10. **16-46 CROMWELL ROAD, REDHILL – DEVELOPMENT PROPOSALS**

    **RESOLVED** that the exempt financial information, supporting the Executive’s recommendation to fund the development, be noted and agreed as set out in Minute 101 above (see Decision 4 above).
11. APPOINTMENTS TO THE BOARD OF THE BANSTEAD COMMONS CONSERVATORS

RESOLVED that the exempt information set out in the report be noted.

Meeting closed at 8.15 pm

Distribution (Electronically):
All Councillors (eMembers Room), Management Team including the Chief Executive, S151 Officer, Monitoring Officer and Head of Customers, Communications & Change.