

COUNCIL - 7 DECEMBER 2017

## RECOMMENDATIONS OF THE EXECUTIVE

### Summary

The Council is invited to consider the recommendations from the meeting of the Executive held on 23 November 2017 and determine accordingly. The extracts from the draft minutes of the meeting of the Executive are set out below.

### EXECUTIVE – 23 NOVEMBER 2017

#### 1. THAMESWEY BUSINESS PLANS 2018

Councillor D J Bittleston, Leader of the Council, welcomed Terry Price, Independent Director of Thameswey, to the meeting.

The Executive received a report which sought approval of the Executive to recommend to Council the Thameswey Business Plans 2018. Following a question regarding a Member presentation on the Business Plans, Councillor Bittleston explained that a presentation had not been arranged due to the number of presentations held during the year and the burden placed on Members to attend. In addition it was felt that the covering report was very comprehensive. Councillor Bittleston stated that he would be happy to arrange a Member presentation on the Business Plans if Members would find it useful, provided that such a presentation was well attended. Regarding marketing plans, the Executive was advised that Thameswey did not receive marketing support from the Council however Thameswey had identified the need to put in some additional marketing capacity. Following a question regarding skills and expertise in relation to Sheerwater, it was noted that Thameswey was aware of the capacity required to undertake the scheme.

Regarding Board School Road car park, the Chief Executive explained that the car park was opposite Wesco Court and currently leased to St Johns Ambulance. Thameswey Energy Limited required part of the car park for the installation of its local electricity network and connection to the North Road UK Power networks sub stations. It was noted that St Johns Ambulance used the car park for training purposes and that the reconfiguration of the car park would be explored.

Discussion ensued on the number of Thameswey companies and the Executive was informed that there had been conversations regarding the groupings of companies. The Executive was advised that it was likely that the energy companies would be merged into one company, however it would be necessary to keep the housing companies as separate entities. It was highlighted that all Members were entitled to attend Thameswey Board meetings provided that a Non Disclosure Agreement was signed. EXE17-073

#### **RECOMMENDED to Council**

**That (i) the Business Plans for the Thameswey Group of Companies be approved;**

**(ii) Barry Maunders be appointed as an Independent Director of Thameswey Guest Houses Limited;**

- (iii) Councillor Colin Kemp, as Portfolio Holder for Housing, be appointed as a Councillor Director of Thamesway Guest Houses Limited and Thamesway Limited;**
- (iv) Thamesway Energy Limited be granted leases or licenses on appropriate commercial terms of:**
  - a. a Lease of 9 & 9a Poole Road, Format House and adjoining land for the construction, subject to Planning Consent, of the Poole Road Energy Station accommodation;**
  - b. a Licence to occupy the Poole Road car park for the purpose of the construction of the Poole Road Energy Station;**
  - c. a Lease of part of the Board School Road car park for the installation of its local electricity network and connection to the North Road UK Power networks sub stations;**
- (v) Thamesway Developments Limited be authorised to draw down Loans on behalf of Thamesway Energy Limited to finance the construction of the Poole Road energy station;**
- (vi) an increased Loan Facility of £75M be allocated to Thamesway Housing Limited for the period of April 2020 to December 2021 to finance additional affordable homes, and £10M to service the debt with future years Loan facilities of £5M per annum for long term debt servicing pending reaching its full operational revenue; and**
- (vii) extension of the Loan Facility for Thamesway Central Milton Keynes Limited for 2020 and 2021 in the aggregate sum of £5,020,000.**

Reason: To recommend to Council the approval of the Business Plans for each of the Thamesway Group companies.

## **2. WOKING GATEWAY**

The Executive received a report which sought approval of the Executive to recommend to Council to enter into a Development Agreement with Coplan Estates Limited. Following a question concerning vehicle access and parking, the Executive was advised that the modelling undertaken regarding the Woking Integrated Transport Package had included assumptions on the proposed Woking Gateway development. It was noted that the parking requirements for Woking Gateway would be determined at the planning application stage. Members also discussed the mix of public and private space in the proposed development. Councillor Bittleston stated that the Council should have the option to acquire the development's commercial space which it was hoped, due to the Council's significant investment in Victoria Square, would attract high quality shops. Affordable housing was raised and the Executive was informed that it would be difficult to include affordable housing in the Woking Gateway development due to the cost of the

development and the cost of land. However, the Executive noted that the Council would receive a contribution towards affordable housing provision elsewhere in the Borough.

The Executive welcomed the Woking Gateway proposal which would deliver, if approved, the next significant step in the regeneration of the Town Centre after the completion of Victoria Square.

EXE17-070

**RECOMMENDED to Council**

**That (i) a Development Agreement be entered into with Coplan Estates Limited; and**

**(ii) the Executive be authorised to consider whether to exercise the option to acquire the commercial space to be provided by the development. In the event that it does decide to exercise the option, the Executive be authorised to approve the terms for the acquisition of the commercial space to be provided by the development.**

Reason: To enable the development proposals for the Woking Gateway, to be prepared for consideration by the Planning Committee.

**3. LEISURE MANAGEMENT CONTRACT - EXTENSION AND VARIATIONS**

The Executive received a report which sought approval of the Executive to recommend to Council to extend the existing Leisure Management Contract by the full extension period possible of four years and agree to the inclusion of various variations to the contract. Discussion ensued on the performance of Woking Leisure facilities and the Portfolio Holder for Leisure, Councillor M Pengelly, reported that satisfaction levels with the facilities were generally very high. It was highlighted that Freedom Leisure had achieved Quest Stretch at Woking Leisure Centre, an industry accreditation held by only 13 centres in the UK. In addition, Freedom Leisure had maintained Quest Plus at the Pool in the Park. The Executive was supportive of extending the existing Leisure Management Contract to include the new Hoe Valley Leisure facilities and investment proposals, including refurbishment of the changing rooms at both the Leisure Centre and Pool in the Park.

EXE17-074

**RECOMMENDED to Council**

**That (i) the existing Leisure Management Contract with Greenwich Leisure Limited be amended to include the agreed variations (Scenario B & C) together with investment in Leisure Centre Changing Room facilities and subsequently extended until 30 November 2025;**

**(ii) loans of up to £1,855,000 be taken out by the Council to cover the Flumes and associated water features at Woking Pool in the Park, the Pool in the Park Changing Room facilities, and the Leisure Centre Changing Room facilities;**

**(iii) if the Finance Director considers it beneficial for tax purposes, a loan facility of up to £1,855,000, attracting a 2% margin above the relevant PWLB rate on the date of drawdown, to be made available to Greenwich Leisure**

**Limited/Freedom Leisure for the Flumes and associated water features at Woking Pool in the Park, the Pool in the Park Changing Room facilities, and the Leisure Centre Changing Room facilities; and**

- (iv) all necessary consents be entered into and contract variations made to the existing Leisure Management Contract to accommodate the extension and investments.**

Reason: To secure a Leisure Operator for the managing of Hoe Valley Leisure facilities together with necessary investment in existing facilities in a manner that offers the council best value and secures improvements to meet customer and resident expectations.

#### **4. REVIEW OF FEES AND CHARGES 2018-19**

The Executive received a report detailing the proposed discretionary fees and charges for 2018-19. It was agreed that an update would be provided on recommendation (ii) concerning Telecare Sensors and six week discharge/distraction burglary offer, and recommendation (iii) concerning the Homesafe Service, in due course. EXE17-059

##### **RECOMMENDED to Council**

- That (i) the discretionary fees and charges, as set out in Appendices 1 – 4 of the report, be approved;**
- (ii) delegated authority be given to the Strategic Director, in consultation with the relevant Portfolio Holder, to agree county-wide partnership pricing structure for Telecare Sensors and 6 week discharge / distraction burglary service offer;**
- (iii) delegated authority be given to the Strategic Director, in consultation with the relevant Portfolio Holder, to agree fees and charges for the Homesafe Service should it become necessary to do so; and**
- (iv) delegated authority be given to the Strategic Director, in consultation with the relevant Portfolio Holder, for making minor amendments to fees and charges for Hoe Valley Leisure Facilities.**

Reason: The regular review of discretionary charges ensures that the Council maintains its income base and generates additional resources for the provision of services.

#### **5. CALENDAR OF MEETINGS 2018-19**

EXE17-064

##### **RECOMMENDED to Council**

**That the Calendar of Meetings 2018/19 be approved as set out in Appendix 1 to the report.**

## Recommendations of the Executive

Reason: In accordance with Standing Order 1.2 of the Constitution, which states that "The date of the annual (Council) meeting and those of ordinary meetings shall be fixed by the Council in or about December of the preceding municipal year".

### 6. VICTORIA SQUARE UPDATE

EXE17-076

#### RECOMMENDED TO COUNCIL

**That the recommendations set out in the Part II report be agreed.**

Reason: To enable the further development of Victoria Square.

### 7. WOKING GATEWAY

EXE17-080

#### RECOMMENDED TO COUNCIL

**That the recommendations set out in report EXE17-070 in Part 1 of the Agenda be approved.**

Reason: To enable the development proposals for the Woking Gateway, to be prepared for consideration by the Planning Committee.

### 8. LEISURE MANAGEMENT CONTRACT - EXTENSION AND VARIATIONS

EXE17-079

#### RECOMMENDED TO COUNCIL

**That the supporting information contained in the report be noted.**

Reason: To enable the extension and variations proposed on the Leisure Management Contract to be made.

#### Background Papers:

None

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## Recommendations of the Executive

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REPORT ENDS

