

## **COUNCIL – 25<sup>th</sup> MAY 2017**

### **RECOMMENDATIONS OF THE EXECUTIVE, OVERVIEW AND SCRUTINY COMMITTEE AND THE EMPLOYMENT COMMITTEE.**

<b>Minute/ Page No.</b>	<b>16-46 CROMWELL ROAD, REDHILL – DEVELOPMENT PROPOSALS</b>
Executive 20 <sup>th</sup> April 2017	Councillor Mrs N Bramhall, Executive Member for Property presented the report setting out redevelopment proposals for a Council-owned property in Cromwell Road.
101/449	<p>The report set out relevant statutory powers, background and key information, development proposals and all relevant implications.</p> <p>The property comprised lock-up shops with flats above. It was predominantly vacant and considered to be unfit for purpose for modern retail and residential requirements.</p> <p>In November 2015 Executive authority was given to progress a refurbishment and extension of the property but since that time a redevelopment of the adjacent Queensgate building had been completed.</p> <p>In view of the success of the redevelopment of Queensgate, further feasibility work was carried out which concluded that a new build development should be delivered on the site, rather than the previously proposed refurbishment and extension.</p> <p>The new built development would allow complete flexibility to design the building to meet current market requirements, without the constraint of the existing structure. It would also complete the regeneration of this side of the town centre.</p> <p>The proposed development would provide a ground floor retail unit as well as 32 residential units above, an increase of 24 units from the existing building, which would help to meet growing residential demand.</p> <p>It would also optimise use of the Council's property asset to generate increased revenue whilst delivering a significant capital receipt.</p> <p>Note: Councillor M.A. Brunt, Executive Member for LGA and Member Development (and Chairman of the Planning Committee) left the room for the consideration of this report.</p> <p><b>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.</b></p>

**Minute/  
Page No.**

Executive  
20<sup>th</sup> April  
2017

101/449 cont'd

**RESOLVED that:**

- (i) the Head of Property be authorised, in consultation with the
  - 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.

**Minute/  
Page No.**

Executive  
20<sup>th</sup> April  
2017

101/449 cont'd

**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.

**Alternative options:** To refurbish the property, to dispose of the property, or to do nothing.

**Minute/  
Page No.**

Overview and  
Scrutiny  
Committee  
26<sup>th</sup> April  
2017

51/456

**OVERVIEW & SCRUTINY COMMITTEE – ANNUAL REPORT 2016-17**

The Chairman introduced the report and invited questions and comments from the Committee.

Questions and comments from Committee Members related to:

- noting that the report accurately represented the work it had carried out over 2016-17; and
- a request that the method of preparing presentations and the timetable for the Advance Questions process and process for making changes to the Work Programme as discussed with the Chairman and Vice Chairman be provided to Members of the Committee.

**RECOMMENDED that the Overview & Scrutiny Committee – Annual Report 2016-17 be noted.**

**RESOLVED** that the Work Programme and method of preparing for presentations be circulated to Members of the Committee.

**Minute/  
Page No.**

Employment  
Committee  
11<sup>th</sup> May  
2017

13/462

**APPOINTMENT OF HEAD OF FINANCE**

The Committee interviewed the candidates who had been short listed for interview for the post of Head of Finance.

The short listing process undertaken previously had involved an informal meeting with prospective candidates, following which the short list had been drawn up, based upon the job specification.

Members were supported by Penna Consultancy throughout the appointment process. Mr Anthony Hopkin, Penna Consultant, attended the meeting to support the Committee, together with the Chief Executive, Head of People and Communities and Human Resources Business Partner.

Councillors Broad, Dr. Hack and Schofield also attended the meeting, under Standing Order 4.19.1.

During the interview process candidates were asked a set of predetermined questions and invited to make a presentation.

Candidates were also given the opportunity to ask questions and to discuss the appointment package.

Following the interviews, the Committee debated the merits of individual candidates, based upon the written information before them and the outcomes of the formal interview process.

Upon a vote, it was then accordingly

**RECOMMENDED that Jocelyn CONVEY be appointed Head of Finance and Section 151 officer.**