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PORTFOLIO: Property, Waste and Infrastructure

Capital Programme:

Capital Projects: Please see the separately shared Capital Projects Deck – to review delivered & under construction.

Investment Assets (HGPI & SCC):

HGPI – Winchester, former Debenhams:



The redevelopment of the former Debenhams is near completion. New tenants on the ground floor are at fit out stage ready to trade before Christmas. (Nandos, Five Guys & Pizza Express)

With a new access to upper floors near completion, marketing will commence shortly.

The art deco glazing on the frontage has been preserved and Winchester Council are positive about the improvement to the High Street and the protection of the 'listed' archway to the cathedral.

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SCC – Brightwells, Farnham:



Practical Completion of the development of this new retail and leisure commercial scheme occurred in September. Reel cinema is already open for trade and other tenants including restaurants, soft play areas and gyms are currently fitting out and due to open before Christmas. Since the cinema opened, prospective tenant demand has increased, and terms have been agreed with several exciting new tenants who will contribute to the success of the scheme as a new leisure destination within this previously underperforming area of the town. As a Town Centre regeneration scheme, Brightwells, along with the Council's plans for the Town Centre through the Farnham Infrastructure Programme, demonstrates how the Council is investing in the town, and supporting the local economy.

Disposals:

Coxbridge Farm: Planning promotion of the land, and subsequent planning consent was secured from Waverley BC for 320 houses, subject to 30% being affordable housing. The joint marketing of the land, with our incumbent farm tenant, will raise a total capital receipt for the Council of at least £30.5m, through phased payments from Cala Homes who secured the site. They are now progressing the scheme and submitted their detailed reserved matters for approval as they commence on site. The affordable housing element of the scheme will be acquired and managed by Vivid Homes with the tenure of those houses reflecting 30% shared ownership, 35% affordable rental and 35% social rented. The sale contract includes clauses to secure additional receipts where an enhanced planning permission may be secured.



Disposals: Overview 2019 to 2024:

- FY 24/25 the target is £26.1m with YTD actual of £3.67m. (Q4 process complete for majority)
- Over the past 5 years SCC capital receipts total £150m of assets, including former HQ in Kingston Upon Thames.
- **Forward Look: £55m of targeted receipts 2024+.**
Of the £55m targeted, £18m is contracted (deferred payments for the sale of Coxbridge Farm. **Quadrant Court**, Woking (65,000 sq. ft) is a significant disposal (approaching end of economic life) with offers to evaluate following marketing. Staff are relocating later this year across various offices including the recently acquired Grade A Victoria Gate office in Woking.
- **Surplus former care homes** sites - several are currently on the market.
- **Halsey Garton Residential** company houses are identified for disposal with 19 lower value assets declared surplus and planned to dispose via auction sales in the Autumn.
- **Acquisition - Children's Homes:** current bids (subject to due diligence) include two potential children's homes to support the '*cared for children's Programme*'.
- **Acquisition - Care Leavers:** A potential sixth property for care leaver accommodation which, if acquired, would complete this phase of the '*looked after children Programme*'

FM Contract – Macro

Phases 1 and 2 of the two Macro contract mobilisations were completed on 1 July 2024 and we are now engaged in a 6-month transition period to embed the contracts. The result has been the consolidation of our FM supplier base from 72 suppliers to Macro aimed at delivering customer-focused, value for money services, through an effective relationship, driven by a focused set of KPIs that ensure performance against SCC's strategic priorities.

The in-house team has reduced from 125 FTEs to a client team of 16 FTE team. The client team are focusing on enhancing customer experience aligned to the needs of the Service, whilst ensuring that Macro deliver to the required outcomes within agreed parameters, controlling cost, ensuring value for money, ongoing efficiencies and continuous improvement. System-generated MI based on supplier-fed information is providing insight, strategic decision making and innovation.

A new fit for purpose Service Desk is at the heart of the Macro model which provides a 'one stop shop' for the customer. A transition plan has been agreed between SCC and Macro prioritising actions and improvements which specifically focus on the Service Desk, operational and utilities savings, building compliance gaps as identified, integration of the Greener Future projects within a vastly expanded Minor Capital Works programme and streamlined processes, thereby driving efficiencies.

Land & Property Service receives accreditation for Health & Safety:

Land & Property achieved the ISO 45001 certification following a recent audit. This is an international safety accredited certificate, and a great achievement following 2 years of operational improvements.

The ISO 45001 occupational health and safety management system standard recognises organisations that provide safe and healthy workplaces by reducing the risks of work-related injury, as well as by continually improving their occupational health and safety (OH&S) performance.

The Land & Property service were able to demonstrate their commitment to safe, healthy, and sustainable work through an ISO British Safety Council comprehensive 2 stage audit.



Waste: Development of a Surrey Materials Recycling Facility

The Resource and Circular Economy Team are progressing a planning application and developing the business case for a Surrey Materials Recycling Facility (MRF) on council owned land adjacent to the Trumps Farm Landfill, Kitsmead Lane in Chertsey and close to the M3 motorway.

The MRF will sort kerbside collected recyclables into component streams of paper, glass, metals and plastics etc. The process will be largely mechanical using optical sorters and robotic technology.

The majority of kerbside collected recyclables are currently bulked at Surrey's waste transfer stations and transported to a MRF in Crayford, Kent. Having a MRF facility in Surrey will reduce transport and bulking costs

and associated carbon impacts but more importantly it will allow us to have more control on the processing costs and material quality, therefore improving efficiency into the future.

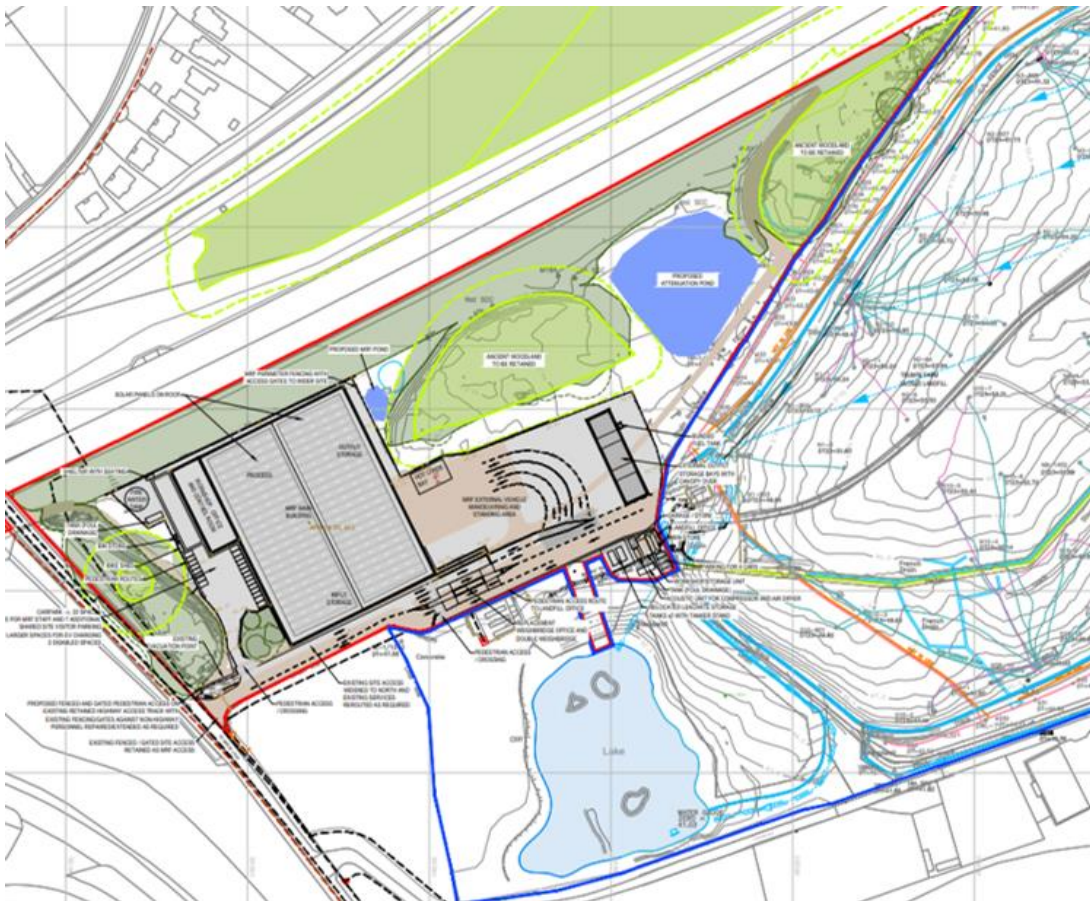
This would be a sophisticated plant, and it is most likely to be delivered as a design build and operate contract which would be at least partly financed by the private sector with a potential capital contribution from the council.

Stakeholder engagement took place earlier this year, which included a public consultation and two public drop-in sessions. Feedback from local residents was largely supportive of the development with the main concern being traffic.

Subject to resolving some queries on ecology, officers anticipate the planning application to be submitted to the county planning authority in November 2024 with the outline business case being brought to Cabinet early in the new year in February or March. Subject to securing approvals, it is anticipated that the MRF would be operational in 2029/30 coinciding with the end of the SUEZ contract.

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Proposed layout of MRF building:



Site of proposed Surrey MRF - August 2024:



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Development of a Reuse Hub adjacent to the Eco Park, Charlton Lane, Shepperton:

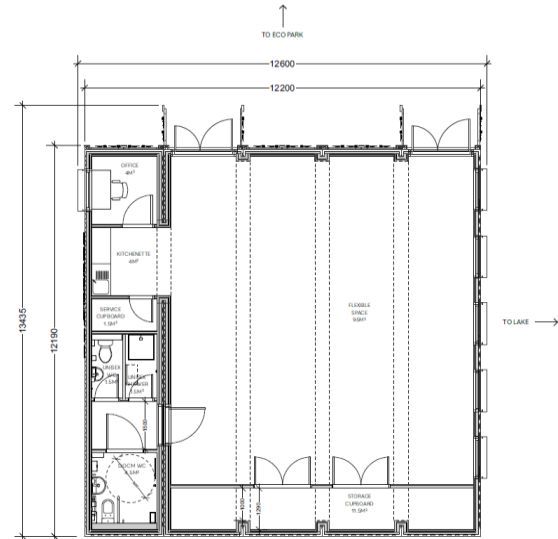
The Resource & Circular Economy Team are developing a proposal for a Reuse Hub on a site immediately adjacent to the Eco Park at Charlton Lane, Shepperton. The site is currently occupied by a residential property that has fallen into disrepair and will be demolished to make way for the Reuse Hub.

It is anticipated that the Reuse Hub will be used for some, or all, of the following activities:

- Bike and furniture workshops
- Repair café
- Training space
- Meeting room space
- Storage for reuse items
- Third sector access and warm welcome hub
- Youth centre
- Library of things
- Coordination of reuse activity and events

The Reuse Hub will be constructed from re-purposed used shipping containers and will comprise a multi-use space for reuse activities situated in a landscaped setting on the site of the former Ivydene cottage. A Planning application for the Reuse Hub will be made in Spring 2025 with procurement of the site clearance works, landscaping and buildings towards the end of 2025. It is expected that the hub will be completed and ready for use at the end of 2025/26.

Example of a building made from re-purposed shipping containers and proposed layout for the Reuse Hub:



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Surrey's Recycling Rate

Surrey continues to perform well as a Waste Disposal Authority. Between Q1 and Q3 2023/24 Surrey's recycling rate was 55.7% which was the joint second highest recycling rate amongst 26 English Waste Disposal Authorities, sharing that honour with Devon and just behind Oxfordshire with a rate of 58.8%.

In the same period, we sent just 0.25% of our waste to landfill which ranked us 6th amongst 26 English Waste Disposal Authorities sending the least waste to landfill.

Finally, in terms of residual household waste collected per household, on average Surrey households generated 332.29 Kg of residual waste between Q1 and Q3 2023/24, putting us in 8th position for the lowest amount of waste generated per household amongst the 26 English Waste Disposal Authorities.

Infrastructure:

A320 North of Woking HIF

A different Contractor will be now procured to construct the main works. The tenders were returned on 10th October and these are now being assessed with a view to mobilise/commence works from November / December at the earliest. Works programme will be 18-months plus.

Advance statutory undertakers' diversionary works are complete, the remainder will be integrated into the Contractor's works programme.

In terms of landscaping work at Ottershaw, a post-civils works design is being jointly developed together with the County's consultant (Arcadis), including a bespoke planting/arbor/landscaping plan with illustrative images created, to share with the public in October.



A308 Corridor Scheme

This major scheme is being designed and delivered in a series of phases. The scheme consists of improvements to large traffic signals with The Black Dog signals complete and The Shears junction nearing completion. CCTV and Variable Message signs are being installed. Future phases include a cycleway alongside the A308. The scheme has 50% funding from Spelthorne Borough Council through CIL- totalling £5m.



The Black Dog Traffic Signal Improvement