



FLEET TOWN COUNCIL

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING

held on

Wednesday 25th June 2025 at 7pm

* Councillor Schofield (Chairman)

* Councillor Einchcomb (Vice Chairman)

* Councillor Chenery

Councillor Fang

* Councillor Holt

Councillor Hope

Councillor Kuntikanamata

* Councillor May

* Councillor Neves

* Councillor Oliver

* Councillor Richmond

* Councillor Stanton

* Councillor Taylor

* Councillor Tilley

Councillor Wildsmith

0 Councillor Willcocks

* Councillor Woods

* Present # Absent & No Apology Received 0 Apology for Absence L Late

Also in attendance:

Rita Tong – Executive Officer

2 Members of the public

8 Staff

EFC JUNE 2025 ITEM 1

APOLOGIES FOR ABSENCE

Members received and accepted the apologies as noted above.

EFC JUNE 2025 ITEM 2

DECLARATIONS OF INTEREST

There were no declarations of interest.

EFC JUNE 2025 ITEM 3

QUESTIONS FROM THE PUBLIC

Q. The plans don't appear to address the issue of security, which with Martyn's Law having been enacted, is of real concern to staff. Can something be done about this?

A. Some aspects of Security are dealt with within the current plans, but more work will be done on Security in the next phases, which will be more detailed.

FC JUNE 2025 ITEM 4

HARLINGTON DEVELOPMENT PROJECT

Burrell Foley Fischer (BFF) presented the summary findings of their Stage 1 Feasibility Study.

The presentation included a review of the various stakeholders engaged during the study process and a summary of the key feedback received from those engagement sessions.

BFF then provided an overview of each principal area within the building, identifying key issues in each space, before presenting the three development options explored as part of the feasibility study.

Option 1 was described as the most 'light touch' approach, focused on ensuring compliance, improving operational efficiency, and addressing the most pressing functional issues. The internal layout remains broadly unchanged, with modest interventions to improve the user experience. The external envelope is largely retained, aside from upgrades to doors and windows. General upgrades throughout the building would include:

- Modification to the main auditorium including:
 - Tiered retractable seating
 - New first floor accessible balcony.
 - New in-venue bar
 - Upgraded technical infrastructure
 - New fully insulated load bearing roof
- Replacement of all floor and ceiling finishes
- Redecoration of all internal walls
- Replacement of sanitaryware, windows, and doors (subject to fire strategy)
- Upgrades to the security strategy, including access control, CCTV, and alarm systems
- Replacement of outdated mechanical services and plant
- Thermal and acoustic improvements where feasible
- Fire safety upgrades as outlined in the OFR report

The estimated cost of Option 1 is **£9.9 million**.

Option 2 builds upon the baseline set out in Option 1, with a higher level of intervention. This option includes:

- A full remodelling of the auditorium to increase capacity including
 - Extended wrap around balcony
 - New improved/functional get-in arrangements to the stage.
- Reconfiguration of internal spaces to improve functionality and flexibility
- Significant improvements to the building frontage and landscaping
- Improving ground floor female toilet provision.

The estimated cost of Option 2 is **£13.9 million**.

A third option was also considered, providing a **new-build studio** space adjacent to the existing building. The proposed facility would be a multi-purpose studio suitable for meetings, rehearsals, dance, and small performances, with supporting infrastructure (WCs, separate entrance, etc.) to enable it to operate independently. The intention is for this new space to be delivered as a first phase to allow the Harlington to remain operational during later phases of work.

The estimated cost of Option 3 is **£3 million**.

BFF also demonstrated how **Option 2** could be broken down into **four modular elements** that could be selectively added to Option 1 to create hybrid options:

- a) Extended balcony with side slips – £1.4m
- b) Remodelled frontage – £1.6m
- c) FTC offices – £0.55m
- d) Get-in / scene dock – £0.45m

RESOLVED

- a) That the Executive Officer, supported by BFF and Stuart Shanks, proceed with an application to the Arts Council for grant funding based on Option 2.
- b) That financial modelling be undertaken to explore how the Council could fund Option 2 in the event that grant funding is not secured, with the aim of avoiding a large, single-year financial impact.
- c) That the Executive Officer and Harlington General Manager, supported from Stuart Shanks, investigate options to ensure The Harlington does not have to close entirely during the renovation process.

FC JUNE 2025 ITEM 5

DATE AND TIME OF NEXT MEETING

The next meeting of the Council is scheduled to be held on Wednesday 4th July 2025 at 7pm in The Harlington.

The meeting closed at 9.26pm.

Signed.....
Chairman

Date:.....