



FLEET TOWN COUNCIL

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING

held on

Tuesday 4 August 2026 at 7pm

* Councillor Schofield (Chairman)

0 Councillor Einchcomb (Vice Chairman)

* Councillor Chenery

* Councillor Davidson

* Councillor Engstrom

* Councillor Forster

* Councillor Holt

Councillor Hope

Councillor Kuntikanamata

Councillor May

* Councillor Oliver

* Councillor Parker

* Councillor Powell

* Councillor Stanton

Councillor Taylor

* Councillor Tilley

Councillor Wildsmith

* Councillor Woods

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

Also in attendance:

Rita Tong – Executive Officer

Alex Robins – Harlington General Manager

Paul Grinham – Synergy (Project Manager)

Helen Grassley – BFF (Lead Architect)

Saffron Nicholson - BFF

FC AUG 2026 ITEM 1

APOLOGIES FOR ABSENCE

Members received and accepted the apologies as recorded above.

FC AUG 2026 ITEM 2

DECLARATIONS OF INTEREST

Councillor Forster declared an Other Registerable Interest in respect of Agenda Item 5, on the grounds that his wife runs Sasha's Project, which is a current tenant at The Point, and that Charlotte Tickner, Managing Director of Fleet Phoenix, another tenant at The Point, is a trustee of Sasha's Project. Councillor Forster remained in the Chamber and took part in the debate.

FC AUG 2026 ITEM 3

QUESTIONS FROM THE PUBLIC

There were no questions from the public.

FC AUG 2026 ITEM 4

DATE AND TIME OF NEXT MEETING

The next meeting of the Council is scheduled to be held on Wednesday 2nd September 2026 at 7pm at the Harlington.

Part 3 CONFIDENTIAL ITEMS

The Chairman stated the reasons that the remainder of the meeting should be held in confidential session is due to matters relating to matters of a commercial nature being discussed.

RESOLVED

That subject to the Public Bodies (Admission to Meetings) Act 1960 Exclusion of the public in accordance with Section 1(2) and by reason of the confidential nature of the business of the Town Council, the Public and Press will be excluded from the Meeting.

FC AUG 2026 ITEM 5 HARLINGTON DEVELOPMENT PROJECT

Members received a presentation from BFF and Synergy on the RIBA Stage 3 report, including a comparison with the RIBA Stage 2 design. A number of potential value engineering options were presented and discussed.

Paul Grinham outlined the next steps in the project and recommended appointing the Lead Contractor during RIBA Stage 4 to assist with finalising the detailed design and providing real-time costings. He explained that this two-stage Design and Build approach would enable the Lead Contractor to develop a detailed understanding of the building, thereby reducing risk and avoiding the need to build significant risk allowances into the contract price. He advised that five organisations had visited the building and expressed an interest in tendering for the project.

Concern was raised as to whether a closed-tender, two-stage Design and Build approach would comply with local government procurement requirements. The Executive Officer was asked to obtain legal advice on the matter.

Members were reminded that progressing to RIBA Stage 4 would not commit the Council to completing the project. There would still be several decision points at which the Council could choose not to proceed. However, if the project were halted at the end of RIBA Stage 3, much of the work undertaken to date would have limited future value. By contrast, completing RIBA Stage 4 would result in a fully developed scheme that could be delivered at a later date should the Council wish to do so.

Members were advised that the Council had finally received the draft lease for the alternative venue. An initial review had not identified any significant concerns, although the Council's solicitors were expected to provide their formal advice later that week.

RESOLVED

- a) That the value engineering proposals set out in the confidential appendix be approved or rejected as detailed therein.
- b) That the project progress from RIBA Stage 3 to RIBA Stage 4.
- c) That the Executive Officer obtain legal advice on the proposed procurement process.

The meeting closed at 9.35pm.

Signed.....
Chairman

Date:.....