

# Public Document Pack

Legal and Democratic Services



## SHAREHOLDER SUB COMMITTEE

Monday 22 March 2021 at 6.30 pm

Place: Remote Meeting

PLEASE NOTE: this will be a 'virtual meeting'.

The link to the meeting is: <https://attendee.gotowebinar.com/rt/6608739296345252624>  
Webinar ID: 370-679-147

Telephone (listen-only): 020 3713 5022, Telephone Access code:893-391-386

The members listed below are summoned to attend the Shareholder Sub Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Councillor Eber Kington (Chairman)  
Councillor Kate Chinn  
Councillor Neil Dallen

Councillor Barry Nash  
Councillor Clive Smitheram

Yours sincerely

A handwritten signature in black ink that reads "K. Beldan". The signature is written in a cursive style.

Chief Executive

For further information, please contact Democratic Services, tel: 01372 732000 or [democraticservice@epsom-ewell.gov.uk](mailto:democraticservice@epsom-ewell.gov.uk)

## Public information

### **Please note that this meeting will be a 'virtual meeting'**

This meeting will be held online and is open to the press and public to attend as an observer using free GoToWebinar software, or by telephone.

A link to the online address for this meeting is provided on the first page of this agenda and on the Council's website. A telephone connection number is also provided on the front page of this agenda as a way to observe the meeting, and will relay the full audio from the meeting as an alternative to online connection.

Information about the terms of reference and membership of this Committee are available on the [Council's website](#). The website also provides copies of agendas, reports and minutes.

Agendas, reports and minutes for the Committee are also available on the free Modern.Gov app for iPad, Android and Windows devices. For further information on how to access information regarding this Committee, please email us at [Democraticservices@epsom-ewell.gov.uk](mailto:Democraticservices@epsom-ewell.gov.uk).

### **Exclusion of the Press and the Public**

Should any matters arise during the course of discussion of the below items or should the Chairman agree to discuss any other such matters on the grounds of urgency which would appear to disclose confidential or exempt information under the provisions Schedule 12A of the Local Government (Access to Information) Act 1985, the Sub Committee will wish to resolve to exclude the press and public by virtue of the private nature of the business to be transacted.

### **Questions from the Public**

Questions from the public are not permitted at meetings of the Shareholder Sub Committee. [Part 4 of the Council's Constitution](#) sets out which Committees are able to receive public questions, and the procedure for doing so.

## **AGENDA**

### **1. DECLARATIONS OF INTEREST**

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

### **2. MINUTES OF THE PREVIOUS MEETING (To Follow)**

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Shareholders Sub Committee held on the 24 November 2020 (to follow) and authorise the Chairman to sign them.

### **3. 2021/22 BUSINESS PLAN (Pages 5 - 18)**

The report presents an updated Business Plan including a 2021/22 budget for Epsom & Ewell Property Investment Company Ltd ("EEPIC").

### **4. EXCLUSION OF PRESS AND PUBLIC**

The Sub Committee is asked to consider whether it wishes to pass a resolution to exclude the Press and Public from the meeting in accordance with Section 100A (4) of the Local Government Act 1972 on the grounds that the business involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act (as amended) and that pursuant to paragraph 10 of Part 2 of the said Schedule 12A the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

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## 2021/22 BUSINESS PLAN

<b>Head of Service:</b>	Amardip Healy, Chief Legal Officer
<b>Wards affected:</b>	(All Wards);
<b>Urgent Decision?</b>	No
<b>If yes, reason urgent decision required:</b>	N/A
<b>Appendices (attached):</b>	1: Confidential: Report to Shareholder Sub Committee 2: Confidential: Annual Business Plan 2021-22

### Summary

The report presents an updated Business Plan including a 2021/22 budget for Epsom & Ewell Property Investment Company Ltd (“EEPIC”).

### Recommendation (s)

#### The Committee is asked to:

- (1) note the ‘Report to Shareholder’ from Epsom & Ewell Property Investment Company Ltd (Appendix 1);
- (2) approve updated ‘Business Annual Business Plan 2021/22’ for Epsom & Ewell Property Investment Company (Appendix 2).

#### 1 Reason for Recommendation

- 1.1 To meet the requirements of the Council’s Shareholder Agreement with EEPIC.

#### 2 Background

- 2.1 The Company has produced a report for the Shareholder Sub Committee, to provide on update on activity since November 2019, see Appendix 1.
- 2.2 The Shareholder’s Agreement requires the Company to circulate its revised Business Plan to the Shareholder by the end of November of each year.

- 2.3 On 24 November 2020, the Shareholder Sub-Committee approved the 2021/22 Business Plan, albeit subject to the 2021/22 budget being brought back for approval at a later date. This was to allow for a significant lease re-negotiation to be completed. The lease re-negotiation concluded in December 2020 and was approved by Strategy and Resources Committee that same month.
- 2.4 The Business Plan has now been updated to include the 2021/22 budget and is presented to the Shareholder Sub-Committee for approval at Appendix 2.
- 2.5 For clarity, the only change to the Business Plan since November is the inclusion of the proposed 2021/22 budget.

### 3 Risk Assessment

Legal or other duties

- 3.1 Impact Assessment
  - 3.1.1 Not applicable
- 3.2 Crime & Disorder
  - 3.2.1 Not applicable.
- 3.3 Safeguarding
  - 3.3.1 Not applicable.
- 3.4 Dependencies
  - 3.4.1 None
- 3.5 Other
  - 3.5.1 None

### 4 Financial Implications

- 4.1 The proposed budget is included at paragraph 6 of the Business Plan.
- 4.2 **Section 151 Officer's comments:** Following the lease re-negotiation, the Council has updated its own financial projections in terms of income from EEPIC. EEPIC's business plan and proposed budget would enable it to meet the Council's updated projections.

### 5 Legal Implications

- 5.1 None arising from the contents of this report.

5.2 **Monitoring Officer's comments:** None arising from the contents of this report.

## 6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged: Opportunity and Prosperity, Effective Council.

6.2 **Service Plans:** The matter is included within the current Service Delivery Plan.

6.3 **Climate & Environmental Impact of recommendations:** Not applicable.

6.4 **Sustainability Policy & Community Safety Implications:** Not applicable.

6.5 **Partnerships:** None

## 7 Background papers

7.1 The documents referred to in compiling this report are as follows:

### **Previous reports:**

- EEPIC Report to Shareholder Sub-Committee, 24 November 2020.
- Strategy and Resources Committee, 22 December 2020

### **Other papers:**

- Establishment of a Local Authority Property Investment Trading Company, Strategy & Resources Committee, 19 September 2017
- Establishment of a Local Authority Property Investment Trading Company, Council, 19 September 2017

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