

Epsom & Ewell Borough Council – Decisions taken by the Strategy and Resources Committee on Tuesday, 29 March 2022

This notice was published 31 March 2022.

Decisions will come into force, and may be implemented, on the expiry of 5 working days from the date of this notice unless called in by the Audit, Crime & Disorder and Scrutiny Committee.

NOTE: The following represents a summary of the decisions taken by the Committee. It is not intended to represent the formal record of the meeting (for which reference should be made to the minutes) but to facilitate the call-in process.

Agenda Item No	Topic	Decision
1.	Question Time	No questions were asked by members of the public.
2.	Declarations of Interest	<p>Members of the Committee made the following declarations of interests in relation to items on the agenda:</p> <p>The Wells Site</p> <p>Councillor Kate Chinn, Other Interest: In the interests of openness and transparency Councillor Kate Chinn declared that she had been in communication with members of the Epsom Wells Community Association.</p> <p>The Wells Site</p> <p>Councillor Phil Neale, Other Interest: In the interests of openness and transparency Councillor Phil Neale declared that he had been in communication with members of the Wells action Committee 2 years ago, but that he came to the meeting with an open mind.</p> <p>Tennis in the Borough</p> <p>Councillor Alex Coley, Other Interest: In the interests of openness and transparency, Councillor Alex Coley declared that as the Chair of the Community and Wellbeing</p>

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		<p>Committee which had referred this item to the Strategy and Resources Committee for approval he would not participate in the vote on this item.</p> <p>Tennis in the Borough</p> <p>Councillor Julie Morris, Other Interest: In the interests of openness and transparency, Councillor Julie Morris declared that when this matter had been considered at other Committee meetings she had not participated in the debate or voted. Councillor Morris did not participate in the debate or vote on this item.</p> <p>Tennis in the Borough</p> <p>Councillor Steven McCormick, Other Interest: In the interests of openness and transparency, Councillor Steven McCormick declared that as he had acted as a substitute Member at the meeting of the Community and Wellbeing Committee which had referred this item to the Strategy and Resources Committee for approval, and that he would not participate in the vote on this item.</p>
3.	Minutes of Previous Meeting	The Minutes of the previous meeting of the Strategy and Resources Committee held on 27 January 2022 and were agreed as a true record and signed by the Chair.
4.	The Wells Site	<p>Following consideration, the Committee unanimously resolved to:</p> <p>(1) Note the Business Case, “Reimagining The Wells Centre” attached at Appendix 1 to the report as provided by Epsom Wells Community Association (EWCA).</p>

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		<p>(2) Approve the grant of a Full Repairing & Insuring lease to EWCA of up to 125 years (subject to terms and conditions as set out in Appendix 2 to the report); to enable them to operate a community use from the former Wells Community Centre site (such lease term of up to 125 years to comply with the requirements of Your Fund Surrey and / or National Lottery bid criteria).</p> <p>(3) Agree a two year rent free period from the grant of the lease and thereafter, a rental reflecting a percentage of operating profit. The two year rent free period will provide EWCA the opportunity to secure their funding arrangements, undertake the initial works and open the Wells Centre.</p> <p>(4) In the event that the Centre becomes financially unviable after expiry of the two year rent free period or subsequently closes for a continuous period of 6 months, agree that the lease will terminate and the site will revert back to the Council.</p> <p>(5) Note that the Council and EWCA will be responsible for their own legal costs.</p> <p>(6) Authorise the Head of Property & Regeneration, in consultation with the Chief Finance Officer and Chair and Vice Chair of S&R Committee to progress the necessary legal documentation to completion.</p>

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5.	Procurement Strategy Update	<p>Following consideration, the Committee unanimously resolved to:</p> <p>(1) Approve the amendments to the Procurement Strategy subject to further minor amendments to be detailed in the Minutes of the meeting.</p>
6.	Planned Maintenance Programme 2022-23	<p>Following consideration, the Committee unanimously resolved:</p> <p>(1) To note the progress and anticipated spend at the end of the current year 2021-22 as shown in Appendix 1 to the report.</p> <p>(2) To note the two projects and budgets carried over into 2021-22 planned maintenance programme.</p> <p>(3) To approve the 2022/23 planned maintenance programme at an estimated cost of £498,000 as set out in Appendix 2 to the report.</p> <p>(4) Subject to the Council's financial and contract requirements, to delegate authority to the Head of Property and Regeneration to make changes within the 2022/23 planned maintenance programme to cover unforeseen matters (such as tender price variances) of up to, but not exceeding £20,000.</p> <p>(5) To agree to transfer the unspent budgets back to the planned maintenance reserve at the end of the financial year.</p>

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7.	ICT Programme of Works	<p>Following consideration, the Committee resolved by majority vote, with 7 votes for, 1 against and 1 abstention to:</p> <p>(1) Agree funding of £250,000 from the capital programme for the ICT programme of works for the 2022/23 financial year</p>
8.	Tennis in the Borough	<p>Following consideration, the Committee resolved by majority vote with 6 votes for and 3 members not voting, to:</p> <p>(1) Note the details of the grant funding opportunity from the Lawn Tennis Association to refurbish and upgrade all tennis courts in the borough.</p> <p>(2) Release £10,330 from capital reserves for a 10% match funding contribution from S106 funds.</p>
9.	Constitution Working Group	<p>Following consideration, the Committee unanimously resolved to:</p> <p>(1) Note the Working Group Terms of Reference (Appendix 1 to the report) subject to the following amendment:</p> <ul style="list-style-type: none"> • That the composition of the Working Group be amended as follows: <p style="padding-left: 40px;">That “Vice Chair of Standards and Constitution Committee” be deleted and “1 Member of Standards and Constitution Committee” be added.</p>

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		<p>(2) Agree to the review of both the Health Liaison Panel and Human Resources Panel Terms of Reference during the 22/23 municipal year and subsequent recommendations made to full Council for ratification (Appendix 2 to the report), subject to the following amendments:</p> <ul style="list-style-type: none"> • That the allocation of Membership by political group for the Human Resources Panel and Health Liaison Panel be deleted, as this will be calculated annually in accordance with proportionality requirements. • That the wording “Proposal for any new staff pay deal” be deleted from the Terms of Reference for the Human Resource Panel. <p>(3) Agree the make-up of the Crime and Disorder sub-committee and recommend to full Council for ratification.</p> <p>(4) Agree the Member Champion profile and recommend to full Council for adoption (Appendix 3 to the report) subject to the following amendment:</p> <ul style="list-style-type: none"> • That section 2.3 of the Member Champion Role Description be deleted. <p>(5) Note the update of the Working Group regarding the Workplan for the 22/23 Municipal year.</p>
10.	Ewell Court House	Following consideration, the Committee unanimously resolved to:

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		<p>(1) Agree to award a 10 year service contract, with the option to extend for a further 5-years, to Bovingdons Catering Ltd on the confidential financial terms as set out in Appendix 1 to the report.</p> <p>(2) Agree to award a 10 year commercial lease (co-terminus with the above service contract), to Bovingdons Catering Ltd.</p> <p>(3) Authorise the Head of Property & Regeneration, in consultation with the Chief Finance Officer, to progress and complete the above legal documentation.</p>
11.	Exclusion of Press and Public	Under Section 100(A)(4) of the Local Government Act 1972, the Committee passed a resolution to exclude the public from the meeting for Part Two of the Agenda on the grounds that the business involved 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 outweighed the public interest in disclosing the information.
12.	Commercial Tenant Update	The decision for this item is recorded in a separate (not for publication) restricted Decision Notice.