

## Epsom & Ewell Borough Council – Decisions taken by the Strategy and Resources Committee on Tuesday, 11 November 2025

This notice was published 12 November 2025.

Decisions will come into force, and may be implemented, on the expiry of 5 clear working days from the date of this notice unless called in by the Audit 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.	Chair and Vice Chair	The Committee resolved with 6 votes for and 1 abstention to:  Appoint Councillor Hannah Dalton to act as the Chair and Councillor Neil Dallen to act as the Vice Chair for this meeting of the Committee.
2.	Questions and Statements from the Public	No questions or statements were received from members of the public.
3.	Declarations of Interest	Members made the following declarations in relation to items on the agenda for the meeting:  Commercial Property Update  Councillor Neil Dallen, Other Interest: Councillor Neil Dallen declared that he had received a letter from Steve Whiteway on behalf of the organisation.
4.	Town Hall Move	Following consideration, the Committee unanimously resolved to:  <b>(1) Approve Option 1 for implementation as the best value option</b>

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Agenda Item No	Report Title	Decision
		<p>(2) Approve a capital budget of up to £517,200 for the delivery of Option 1.</p> <p>(3) Nominate and authorise the Director of Environment, Housing and Regeneration, in consultation with the S151 officer, to approve all necessary project expenditure and release of funds from budget/reserves (up to the approved limit above) through to completion and delivery.</p> <p>(4) Nominate and authorise the Director of Environment, Housing and Regeneration, in consultation with the S151 officer and Chair of Strategy and Resources Committee to approve expenditure up to the deferred liability limit (set out in para 2.5 as £477,500) and release of funds from budget/reserves, where necessary, to be able to undertake urgent works.</p>
5.	Staff Pay Award	<p>Following consideration, the Committee unanimously resolved to:</p> <p>(1) Recommend to full council a pay award for staff for 2026/27 based on option 2 – a 3% pay award (as set out in section 5 of the report).</p> <p>(2) Recommend to full council that funding is approved to support the implementation of the Real Living Wage from April 2026.</p>
6.	Review of Reserves	<p>Following consideration, the Committee unanimously resolved to:</p> <p>(1) Note the new assumptions made for Property Income Equalisation, Collection Fund Equalisation and Interest Equalisation Reserves.</p>

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		<b>(2) Reappropriate identified reserves into Corporate Projects and Maintenance Reserves to support council priorities.</b>
<b>7.</b>	Minutes of Previous Meeting	The Committee confirmed as a true record the Minutes and Restricted Minutes of the Meeting of the Committee held on 25 September and authorised the Chair to sign them.
<b>8.</b>	Exclusion of Press and Public	<p>The Chair proposed a motion that the Press and Public be excluded from the meeting in accordance with Section 100A (4) of the Local Government Act 1972 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.</p> <p>The Committee unanimously agreed the motion as set out by the Chair.</p>
<b>9.</b>	EEBC 2025-2027 Strategic Priorities 3 & 4	<p>Following consideration, the Committee unanimously resolved:</p> <p><b>(1) Note the update and progress made as set out in the report below.</b></p> <p><b>(2) Note that the Town Hall remains in operational use.</b></p> <p><b>(3) Agree that the Council remains actively engaged with regard to potential future funding streams and opportunities in relation to progressing its pipeline of potential development sites.</b></p>

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		<p>(4) Agree that 70 East Street is declared surplus to operational requirements.</p> <p>(5) Agree that 70 East Street is marketed for sale with a budget provision of up to £10,000 for associated upfront costs.</p> <p>(6) Nominate and authorise the Head of Property &amp; Regeneration to take forward the necessary steps to place 70 East Street on the market.</p> <p>(7) Note an Exempt 70 East Street marketing progress report will be brought back to this Committee's meeting on 27 January 2026.</p> <p>(8) Note the findings of the completed EEPIC review.</p> <p>(9) Note the findings of the completed Community, Operational and Commercial asset reviews.</p> <p>(10) Note that if a report comes to transfer assets it will be supported with a full business case.</p>
10.	Cleaning Contract	<p>Following consideration, the Committee resolved with 6 votes for and 1 abstention to</p> <p>(1) Note the intention of officers to award the extension of contract to Churchill Contract Services Ltd for cleaning services for Epsom and Ewell Council for the next two years, being the final contract extension allowable under the current contract;</p>

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		<p><b>(2) Approve the contract spend as set out in 2.9 and 2.10 below and</b></p> <p><b>(3) Nominate and authorise the Head of Property and Regeneration to take forward the necessary steps to complete the extension of the contract.</b></p>
11.	Commercial Property Update	<p>Following consideration, the Committee resolved:</p> <p>With 6 votes for and 1 abstention to:</p> <p><b>(4) Agree to Option 3 as recommended in paragraph 7.4 of the report to negotiate a new lease at the appropriate level of rent to reflect the mixed community and commercial uses being undertaken at the site.</b></p> <p>With 6 votes for and 1 vote against to:</p> <p><b>(5) Agree a budget of up to £10,000 to cover any potential external commercial agent fees and legal fees.</b></p> <p><b>(6) Nominate and authorise the Head of Property &amp; Regeneration to take forward the necessary steps to progress the chosen option.</b></p>