

## Epsom & Ewell Borough Council – Decisions taken by the Strategy and Resources Committee on Tuesday, 17 March 2026

This notice was published 08 April 2026.

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.	Questions and Statements from the Public	The Committee received 1 statement from a member of the public to express support for twinning with Bucha, Ukraine.
2.	Declarations of Interest	Councillors declared the following interests in relation to items on the agenda for this meeting:  Commercial Tenant Update: Lease Extensions  Councillor Neil Dallen, Other Interest: Councillor Neil Dallen declared that he would withdraw from the meeting for this item as he had an interest with one of the tenants.
3.	Order of business	The Chair proposed that the order of business on the agenda be changed, to move item 7 (Commercial tenant update: lease extensions) to the end of the agenda. The Chair would withdraw from the meeting for the item and the Vice-Chair would Chair the meeting in his absence. This was agreed by the Committee.
4.	Minutes of Previous Meeting	The Committee confirmed as a true record the Minutes of the Meeting of the Committee held on 27 January 2026 and the Chair signed them.
5.	Council Referred Motion	Following consideration, the Committee unanimously resolved to:

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		<p>(1) <b>Approve the creation of a Working Group – that comprises of 3 members of this Committee being 2 Resident Association Group members of this committee and 1 Labour Group member of this committee, namely: Councillor Neil Dallen, Hannah Dalton and Kate Chinn.</b></p> <p>(2) <b>Nominate and authorise the Chief Executive, in consultation with the Chair and Vice Chair of this Committee to settle the Terms of Reference of the Working Group in advance of its first meeting.</b></p> <p>The Committee resolved with 6 votes for and 1 abstention:</p> <p>(3) <b>To invite the Working Group to provide an update of its efforts at the next scheduled meeting of this Committee.</b></p>
6.	Appointment of Members and Chair of the Shareholder Sub-Committee	<p>Following consideration, the Committee unanimously resolved to:</p> <p>(1) <b>Appoint Members and a Chair for the Shareholder Sub Committee as required by its Terms of Reference and set out in paragraph 2.4 of the report.</b></p>
7.	Bourne Hall Bungalow	<p>Following consideration, the Committee unanimously resolved to:</p> <p>(1) <b>Renew the existing 1-year commercial lease to the operating company of Epsom Primary Care Network (part of the NHS) for a term of 3 years subject</b></p>

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		<p>to an option to break the lease on 3 months' written notice. The lease break option would be exercisable by either party after the first 12 months. All other lease terms to be carried over.</p> <p><b>(2) Nominate and authorise the Head of Property &amp; Regeneration to take all necessary actions further to the above decision being made to progress the lease to completion.</b></p>
<b>8.</b>	EEBC 2025-2027 Strategic Priority 4: Community Asset Review	<p>Following consideration, the Committee resolved with four votes for and three votes against to:</p> <p><b>(1) Note the update and progress made as set out in the report.</b></p> <p><b>(2) Agree to complete the more detailed Phase 2 work at a cost of £30,000 as set out in paragraphs 4.1 to 4.4 of the report.</b></p> <p><b>(3) Agree to release the £30,000 Phase 2 funds from the LGR Reserve.</b></p>
<b>9.</b>	EEBC 2025-2027 Strategic Priority 3: 70 East Street	<p>In the opinion of the Chief Executive and in accordance with the <a href="#">Paragraph 14.2 of Annex 4.6 of the Operating Framework (Overview, Audit and Scrutiny)</a> the decision on this item is considered to be urgent and is not subject to call-in.</p> <p>Following consideration, the Committee unanimously resolved to:</p> <p><b>(1) Agree the sale of 70 East Street to the highest unconditional offer as recommended in the Exempt Appendix 1 to the report.</b></p>

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		<p>(2) <b>Agree the sale of 70 East Street to the second highest unconditional offer in the Exempt Appendix should the sale be unable to be finalised with the highest unconditional offer.</b></p> <p>(3) <b>Nominate and authorise the Director of Environment, Housing and Regeneration, Director of Corporate Services and the Head of Property &amp; Regeneration to take all necessary actions further to the above decision being made, as is necessary and appropriate, to progress the sale to completion.</b></p>
10.	Urgent Decisions	<p>Following consideration, the Committee unanimously resolved to:</p> <p>(1) <b>Note the urgent decision taken and the reasons for that decision.</b></p>
11.	Commercial Tenant Update: Lease Extensions	<p>Following consideration, the Committee unanimously resolved to:</p> <p>(1) <b>Agree to extend the two commercial leasehold interests by 100 years and 50 years as described in paragraphs 1 and 2 of Exempt Appendix 1 to the report.</b></p> <p>(2) <b>Note that the two lease extensions will generate a combined capital receipt of £52,500 on completion.</b></p> <p>(3) <b>Nominate and authorise the Head of Property &amp; Regeneration to take all necessary actions further to the above decision being made, to progress</b></p>

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		<b>the lease to completion.</b>