

Minutes of the Meeting of the STRATEGY AND RESOURCES COMMITTEE held at the Council Chamber, Epsom Town Hall on 17 March 2026

PRESENT -

Councillor Neil Dallen (Items 52 - 61 only) (Chair); Councillor Hannah Dalton (Vice-Chair); Councillors Kate Chinn, Shanice Goldman, James Lawrence, Lucie McIntyre (as nominated substitute for Councillor John Beckett) and Humphrey Reynolds

In Attendance: Councillor Alex Coley (Items 52-61 only), Councillor Steven McCormick and Councillor Kieran Persand

Absent: Councillor John Beckett and Councillor Jan Mason

Officers present: Jackie King (Chief Executive), Piero Ionta (Head of Legal Services and Monitoring Officer), Mark Shephard (Head of Property and Regeneration), Tim Richardson (Democratic Services Manager) and Clare Chester (Consultant)

52 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.

53 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.

54 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.

55 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.

56 COUNCIL REFERRED MOTION

The Committee received a report asking it to consider a motion referred to it by Full Council regarding the proposed twinning of this Council with the town of Bucha, in Kyiv Oblast, Ukraine.

The following matter was considered:

- a) **Working group.** The Head of Legal and Monitoring Officer provided the Committee with an update on the allocation of seats on the proposed working Group following the consideration of an updated political proportionality calculation by Full Council on 12 March 2026. The Committee was informed that the updated proportionality calculation allocated 2 seats on the Working Group to the Residents Association Group and 1 seat to the Labour Group.

Following consideration, the Committee unanimously resolved to:

- (1) Approve the creation of a Working Group that comprises of 3 members of this Committee being 2 Residents Association Group members of this committee and 1 Labour Group member of this committee, namely: Councillors Neil Dallen, Hannah Dalton and Kate Chinn.**
- (2) 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.**

The Committee resolved with 6 votes for and 1 abstention:

- (3) To invite the Working Group to provide an update of its efforts at the next scheduled meeting of this Committee.**

57 APPOINTMENT OF MEMBERS AND CHAIR OF THE SHAREHOLDER SUB-COMMITTEE

The Committee received a report requesting it to agree the appointment of Members and a Chair to the Shareholder Sub Committee for the remaining period of the 2025-26 Municipal Year.

Following consideration, the Committee unanimously resolved to:

- (1) 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.**

58 BOURNE HALL BUNGALOW

The Committee received a report considering the lease renewal of Bourne Hall Bungalow.

Following consideration, the Committee unanimously resolved to:

- (1) 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 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.**
- (2) Nominate and authorise the Head of Property & Regeneration to take all necessary actions further to the above decision being made to progress the lease to completion.**

59 EEBC 2025-2027 STRATEGIC PRIORITY 4: COMMUNITY ASSET REVIEW

The Committee received a report outlining the progress made in respect of the Council's 2025-2027 Strategic Priority 4 in relation to Community Assets.

The report recommended completion of the Phase 2 work to ensure each of the 3 key Community Assets (Bourne Hall, Community & Wellbeing Centre and Epsom Playhouse) are provided with a business case to help safeguard their future success.

The following matter was considered:

- a) **Publication of committee report.** In response to a question from a Member, the Chair informed the Committee that the report and appendices had been published to update the Committee on progress that had been made and were not presented to this meeting for approval. The Chair offered his apologies that the report had been published following the main agenda pack for the meeting.

Following consideration, the Committee resolved with 4 votes for and three votes against to:

- (1) Note the update and progress made as set out in the report.**
- (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.**
- (3) Agree to release the £30,000 Phase 2 funds from the LGR Reserve.**

60 EEBC 2025-2027 STRATEGIC PRIORITY 3: 70 EAST STREET

The Committee received a report outlining the progress made on the Council's 2025-2027 property related Strategic Priority 3 and recommending the sale of 70 East Street.

The following matters were considered:

- a) **Restricted Appendix 2.** In response to comments from a Member and a Councillor in attendance at the meeting the Chair informed the Committee that access to restricted appendix 1 of the report had been provided to voting members of the Committee only, following a recent incident of restricted information being leaked.
- b) **Additional recommendation.** Councillor James Lawrence **proposed** and Councillor Kate Chinn **seconded** an amendment to add the following recommendation:

“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.”

The Committee unanimously agreed this amendment.

Following consideration, the Committee unanimously resolved to:

- (1) Agree the sale of 70 East Street to the highest unconditional offer as recommended in the Exempt Appendix 1 to the report.**
- (2) 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.**
- (3) Nominate and authorise the Director of Environment, Housing and Regeneration, Director of Corporate Services and the Head of Property & Regeneration to take all necessary actions further to the above decision being made, as is necessary and appropriate, to progress the sale to completion.**

61 URGENT DECISIONS

The Committee received a report informing it of one decision taken by the Chief Executive on the grounds of urgency, in compliance with the requirements of the Constitution.

The Committee noted that in accordance with section 100B(4)(b) of the Local Government Act 1972, by reason of special circumstances, the Chair was of the opinion that the item should be considered at the meeting as a matter of urgency.

The following matter was considered:

- a) **Reason for urgency:** In response to a question from a member, the Head of Legal and Monitoring Officer informed the Committee that it was initially proposed to include this matter in item 09 of the agenda, but on his advice it was decided that it should be a separate item. As a result it was necessary for it to be added to the agenda using the urgency provision.

Following consideration, the Committee unanimously resolved to:

- (1) Note the urgent decision taken and the reasons for that decision.**

62 COMMERCIAL TENANT UPDATE: LEASE EXTENSIONS

The Committee received a report outlining the opportunity for the Council to extend two long term commercial leases on their existing terms and receive a combined £52,500 capital receipt.

The following matter was considered:

- a) **Capital receipt.** In response to a question from a Member, the Head of Property and Regeneration informed the Committee of the process followed by the council to extend its long term commercial leases and the calculation of a capital receipt.

Following consideration, the Committee unanimously resolved to:

- (1) 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.**
- (2) Note that the two lease extensions will generate a combined capital receipt of £52,500 on completion.**
- (3) Nominate and authorise the Head of Property & Regeneration to take all necessary actions further to the above decision being made, to progress the lease to completion.**

The meeting began at 7.35 pm and ended at 8.46 pm

COUNCILLOR NEIL DALLEN (CHAIR)