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Democratic Services

STRATEGY AND RESOURCES COMMITTEE

Tuesday 14 July 2026 at 7.00 pm

Place: Council Chamber, Epsom Town Hall

Online access to this meeting is available on YouTube: [Link to online broadcast]

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

Councillor Neil Dallen (Chair)
Councillor Hannah Dalton (Vice-Chair)
Councillor John Beckett
Councillor Alex Coley
Councillor Kate Chinn
Councillor Shanice Goldman
Councillor Robert Leach
Councillor Humphrey Reynolds

Yours sincerely

Chief Executive

For further information, please contact democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

EMERGENCY EVACUATION PROCEDURE

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- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building, but move to the assembly point at Dullshot Green and await further instructions; and
- Do not re-enter the building until told that it is safe to do so.

Public information

Please note that this meeting will be held at the Town Hall, Epsom and will be available to observe live using free YouTube software.

A link to the online address for this meeting is provided on the first page of this agenda. A limited number of seats will be available on a first-come first-served basis in the public gallery at the Town Hall. If you wish to observe the meeting from the public gallery, please arrive at the Town Hall reception before the start of the meeting. A member of staff will show you to the seating area. For further information please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk, telephone: 01372 732000.

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.

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Exclusion of the Press and the Public

There are no matters scheduled to be discussed at this meeting that would appear to disclose confidential or exempt information under the provisions Schedule 12A of the Local Government Act 1972 (as amended). Should any such matters arise during the course of discussion of the below items or should the Chair agree to discuss any other such matters on the grounds of urgency, the Committee may wish to resolve to exclude the press and public by virtue of the private nature of the business to be transacted.

Questions and statements from the Public

Up to 30 minutes will be set aside for questions and statements from members of the public at meetings of this Committee. Any member of the public who lives, works, attends an educational establishment or owns or leases land in the Borough may ask a question or make a statement on matters within the Terms of Reference of the Committee.

All questions must consist of one question only and cannot consist of multiple parts. Questions and statements cannot relate to planning or licensing committees matters, the personal affairs of an individual, or a matter which is exempt from disclosure or confidential under the Local Government Act 1972. Questions which in the view of the Chair are defamatory, offensive, vexatious or frivolous will not be accepted. Each question or statement will be limited to 3 minutes in length.

If you wish to ask a question or make a statement at a meeting of this Committee, please contact Democratic Services at: democraticservices@epsom-ewell.gov.uk

Questions must be received in writing by Democratic Services by noon on the fifth working day before the day of the meeting. For this meeting this is **Noon, Tuesday 7 July**.

A written copy of statements must be received by Democratic Services by noon on the working day before the day of the meeting. For this meeting this is **Noon, Monday 13 July 2026**

For more information on public speaking protocol at Committees, please see Annex 4.2 of the Epsom & Ewell Borough Council Operating Framework.

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AGENDA

1. QUESTIONS AND STATEMENTS FROM THE PUBLIC

To take any questions or statements from members of the Public.

2. DECLARATIONS OF INTEREST

To receive declarations of any Disclosable Pecuniary Interests or other registrable or non-registrable interests from Members in respect of any item to be considered at the meeting.

3. MINUTES OF PREVIOUS MEETING (Pages 5 - 10)

The Committee is asked to confirm as a true record the Minutes of the meeting of the Committee held on 17 March 2026 (attached) and to authorise the Chair to sign them.

4. 2025-26 PROVISIONAL FINANCIAL OUTTURN (Pages 11 - 24)

This report summarises the Council's provisional financial performance for 2025/26 and details the capital budgets to be carried forward for schemes where costs will be incurred in 2026/27.

5. COMMUNITY ASSET REVIEW (To Follow)

6. EEBC 2025-2027 STRATEGIC PRIORITY 5: HOOK ROAD CAR PARK UPDATE (Pages 25 - 32)

This report outlines the progress made in respect of the Council's 2025-2027 Strategic Priority 5 in relation to Hook Road (Utilities Site) Car Park redevelopment.
The report recommends further specialist property development and regeneration advice be procured to represent the Council and provide a Best Value Assessment of the Utilities Site.

7. **EPSOM AND EWELL COMMUNITY INFRASTRUCTURE LEVY - ANNUAL FUNDING AWARDS 2026** (Pages 33 - 50)

The Council undertook its annual funding rounds for strategic and neighbourhood CIL between the 9 March 2026 and 17 May 2026. During this funding window 5 Strategic CIL bids and 15 Neighbourhood CIL bids were received.

In accordance with the Epsom and Ewell CIL Spending Protocol (March 2025), all bids received have been subject to an initial stage 1 assessment. Only the bids that passed the stage 1 assessment were then subject to a stage 2 assessment by the CIL Member Working Group.

Following this process 5 strategic CIL bids (totalling £4,258,000 of strategic CIL funding) and 8 neighbourhood CIL bids (totalling £668,871 of neighbourhood CIL funding) were recommended to receive funding by the CIL Member Working Group in June 2026.

8. **APPOINTMENT OF MEMBERS AND CHAIR OF THE SHAREHOLDER SUB-COMMITTEE** (Pages 51 - 54)

To agree the appointment of Members and a Chair to the Shareholder Sub Committee for the remaining period of the 2026-27 Municipal Year.

9. **UPDATE FROM THE TOWN TWINING WORKING GROUP** (Pages 55 - 60)

To receive an update from the Town Twinning Working Group.

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)

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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 tennant 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 to 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 it's 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)

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2025-26 PROVISIONAL FINANCIAL OUTTURN

Head of Service:	Cagdas Canbolat, Director of Corporate Services and Section 151 Officer (Chief Finance Officer)
Report Author	Sue Emmons, Chief Accountant
Wards affected:	(All Wards);
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	None

Summary

This report summarises the Council's provisional financial performance for 2025/26 and details the capital budgets to be carried forward for schemes where costs will be incurred in 2026/27.

Recommendation (s)

The Committee is asked to:

(1) Receive the report on provisional financial outturn for 2025/26;

(2) Approve the carry forward £2.619 million budget for capital schemes to be added to the 2026/27 capital programme.

~~(3)~~ Note that the provisional outturn position is subject to external audit. Should any material changes arise from the audit, these will be reported back to members.

(4) Agree to fund the 2025/26 adverse outturn position of £410,000 from the corporate projects reserve.

(5) Agree to fund the increased provision detailed in section 5.2 from the corporate projects reserve.

1. Reason for Recommendation

1.1 This Committee has responsibility for the Council's overall budget framework and vital that members are made aware of the 2025/26 outturn position.

1.2 The Financial Regulations also require that the budget carry-forward requests be approved by Strategy & Resources Committee.

2. Background

2.1 The Council's financial performance is reported quarterly to members of Audit & Scrutiny Committee through the budget monitoring process. At year-end, the outturn position is formally reported to Strategy & Resources via this report, and to Audit & Scrutiny Committee via the Statement of Accounts report in Autumn.

2.2 Provisional outturn has already been circulated to all members via Members' News in July, this report formally presents the position to Strategy & Resources Committee.

2.3 The provisional outturn position will be subject to external audit over the summer and autumn. Should any material amendments arise following completion of the external audit, these would be reported back to members.

General Fund Summary Position

2.4 In summary, the outturn position for 2025/26 is:-

Table 1 - General Fund Summary	Original Budget	Current Budget	Provisional Outturn	Variance
	£'000	**£'000**	**£'000**	**£'000**
Strategy and Resources	1,330	50	(770)	(820)
Environment	3,803	4,612	4,484	(129)
Community & Wellbeing	5,798	6,300	7,660	1,360
Licensing & Planning Policy	1,279	1,248	1,246	(2)
Capital charges	(1,941)	(1,941)	(1,941)	(0)
Total Net Expenditure	**10,269**	**10,269**	**10,679**	**410**
Funded by:				
Council Tax precept	7,884	7,884	7,884	0
Revenue Support Grant	409	409	409	0
Share of Business Rates	2,109	2,109	2,109	0
Transfer from Collection Fund	(133)	(133)	(133)	0
Total Funding (Budget Requirement)	**10,269**	**10,269**	**10,269**	**(0)**
Total General Fund	**0**	**0**	**410**	**410**

2.5 As reported in the quarter 3 revenue budget monitoring report to Audit & Scrutiny Committee in February 2026, it is proposed the Council's £410,000 adverse variance for 2025/26 is funded by an appropriation from the corporate projects reserve. In previous years, any adverse position has been funded by the general fund working balance. The minimum required balance of that reserve is £1.5m and its current balance is £1.555m. Whereas the corporate projects reserve currently has an uncommitted balance of £1.76m and no minimum required balance.

2.6 Using £410,000 of the corporate projects reserve to fund the 2025/26 adverse position would leave a balance of £1.35m in the corporate projects reserve.

2.7 At Quarter 3, an equivalent probable outturn of £520,000 over budget had been forecast and reported to Strategic Leadership Team and Members.

2.8 Information on the main variations to budget were circulated to all members in July. The most significant adverse variances to budget in 2025/26 were as follows:

2.9 **Housing (£1.4m)** – the increased need for temporary accommodation has been the most significant pressure on the Council's budget, with demand growing faster than the measures being taken to manage the situation. The 2026/27 budget has seen an increase of £750,000 to the nightly paid budget, and new staffing positions created to help manage service demand.

2.10 **Tax Collection and Benefits (£0.2m)** – the majority of the adverse variance is attributable to supported accommodation subsidy loss. There has been an increase in the use of supported accommodation providers for which the Council is required to pay over housing benefit for, but for which it cannot reclaim the full subsidy.

2.11 **Cemetery (£0.04m)** – the cemetery service has seen an under-recovery of income in 2025/26 resulting in an adverse variance of £40,000. This has been addressed for 2026/27 by a reduction in budgeted income, to address the reduced demand which has arisen from the cessation of the sale of future plots and alternatives to burial gaining popularity.

2.12 The most significant favourable variances to budget in 2025/26 were as follows:

2.13 **Corporate Financial Management (£0.62m)** – the favourable variance within corporate financial management consists of £400,000 of unused contingencies, and higher than budgeted treasury management income, which was higher than forecast at quarter three due to interest rates not falling as quickly as expected.

2.14 **Land and Property (£0.2m)** – the favourable variance within land and property is as a result of back rent being received on two properties within the industrial estates. This additional income was not forecast at quarter 3 because we could not be certain of it until leases had been signed.

2.15 **Local Economy (£0.05m)** – The £50,000 favourable variance in local economy is due to consultancy budgets not being spent as the Council has had to divert staff to work on preparing for Local Government Reorganisation.

2.16 **Employee and Support Services (£0.08m)** – a favourable variance has arisen due to £54,000 back rent from the Police following the signing of a new lease for their accommodation within the Town Hall and a small salary saving from vacant posts.

2.17 **Environmental Services (£0.09m)** – an overall favourable variance of £89,000 has resulted from the additional Extended Producer Responsibility grant funding of £383,000, offset by a £40,000 adverse variance within cemeteries; and within Waste Services, an historic unachievable saving of £100,000, and under recovery of garden and trade waste income totalling £149k, combined with smaller ad hoc variances.

2.18 **Contracts Management (£0.04m)** – a £40,000 favourable position on verge cutting income has been realised within the team managing the contract with Surrey County Council.

3. Reserves

3.1 Transfers have been made to and from revenue and capital reserves in line with Council policy for the reserves and as approved for specific schemes during the year.

3.2 The following table shows the balances of strategic revenue reserves following preparation of the unaudited Statement of Accounts:

General Fund Revenue Reserves	**Balance at 31 March 2025**	**Provisional Balance at 31 March 2026**	**Commitment & Forecast Transfers**	**Forecast Balance**
	£'000	***£'000***	***£'000***	**£'000**
General Fund Working Balance	2,755	1,554	0	1,554
Corporate Projects Reserve	3,838	3,309	(1,631)	1,677
Sub-Total - Reserves available for general use	**6,593**	**4,863**	**(1,631)**	**3,231**
Repairs and Renewals	686	697	(18)	679
Insurance	420	323	(84)	239
Planned Maintenance	376	747	(527)	220
VAT Reserve	206	206	0	206
Collection Fund Equalisation Reserve	3,250	2,121	(170)	1,951
Commuted Sums	1,439	1,439	0	1,439
Interest Equalisation Reserve	934	434	0	434
Property Income Equalisation Reserve	6,694	5,214	0	5,214
Sub-Total - Contingencies unavailable for general use	**14,005**	**11,150**	**(799)**	**10,382**
Strategic Priorities Reserve	0	2,077	(489)	1,588
Community Safety	104	91	(19)	72
Sports & Leisure Development Projects Fund	121	65	(10)	55
Place Development Grants	590	542	(528)	14
Personalisation, Prevention & Partnership	93	97	(28)	69
Housing/Homelessness Support Grants	708	702	(674)	28
HIA Hardship Fund	124	124	0	124
Basic Payments Scheme	124	118	0	118
Other smaller grants	28	28	0	28
Renters rights & Civil sanction	0	33	0	33
Sub-Total - Ringfenced funds/grants for specific use	**1,892**	**3,877**	**(1,748)**	**2,096**
Total Revenue Reserves	**22,490**	**19,890**	**(4,178)**	**15,680**

3.3 The major movements in revenue reserves during the year of a net £2.6m were as follows:

3.4 Collection Fund Equalisation Reserve decreased by £1.16m (from £3.25m to £2.09m), as a result of £1m being transferred to the corporate projects reserve and £160,000 being used to smooth funding across financial years. The lowering of this reserve reflects the lower reliance on this due to good collection rates in council tax and business rates income plus positive outcome following the Fair Funding Review 2.0.

3.5 General Fund Working Balance reduced by £1.2m (from £2.75m to £1.55m), due to the transfer of balances to create the new Strategic Priorities reserve which was agreed by Full Council on 6 May 2025.

3.6 Strategic Priorities Reserve increased by £2.077m (from £0 to £2.077m), reflecting the creation of a new reserve to support corporate priorities, less use of £193,000 in year.

3.7 Corporate Projects Reserve decreased by a net sum of £0.530m (from £3.838m to £3.308m). This resulted from a net increase of £910,000 from other reserves, offset by approved use of funds for corporate initiatives, and assumes its use for funding the increased provision detailed in section 5.2 and the funding of the adverse outturn position, which are yet to be agreed.

3.8 The main initiatives funded by the corporate projects reserve in 2025/26 include the local plan workstream, the Epsom & Ewell Hub and appraisal and feasibility work of the Council's Hook Road Car Park and SGN Site.

3.9 Interest Equalisation Reserve decreased by £0.5m (from £0.934m to £0.434m), following agreement by Strategy & Resources Committee on 11 November 2025 to reappropriate this sum to the Planned Maintenance Reserve.

3.10 Planned Maintenance Reserve increased by a net £0.371m (from £0.376m to £0.747m), comprising of the £0.5m appropriation from the Interest Equalisation reserve and a budgeted contribution of £0.2m from investment property income, offset by use of £328,000 to support property maintenance requirements.

4. 2025/26 Additional Income/Savings Delivery

4.1 The 2025/26 budget required £126,000 of new additional income and savings to be delivered during the year. The delivery status of these is summarised in the following table:

Summary of Budgeted Additional Income/Savings - 2025/26	Committee	Achieved
		£000
Income from Commercial Property	S&R	38
Additional rental income from Parks buildings	ENV	30
Other Operational Efficiencies	All	58
Total Savings		**126**

4.2 As reported at Quarter 3, the full £126,000 of planned savings were successfully delivered in 2025/26.

5. Provisions

5.1 Following an analysis of general debtors, the associated bad debt provision has decreased by £28,000, from £263,000 to £235,000 at 31 March 2026. The £28,000 decrease consists of £31,000 write-offs charged against the provision and a £3,000 increase in the provision overall to reflect the current profile and balance of outstanding debtors. Outstanding debtors will be monitored and managed during 2026/27 in accordance with the Council's debtor procedures.

5.2 Following a review of a pending court case relating to a fatality, and in consultation specialist advisors, the Council has reassessed the level of financial risk. As a result, the provision has been increased from £250,000 to £500,000 to ensure that potential liabilities are more appropriately reflected. It is proposed that this be funded by an appropriation from the corporate projects reserve.

6. Pensions

6.1 Pensions have been treated within the accounts in accordance with recommended financial reporting standards for local authorities. The movement for accounting purposes has gone from a net liability of £6.9m at 31 March 2025 to a net liability of £12.1m at 31 March 2026. Although there has been an increase in the fair value of plan assets, from £99.6m at 31 March 2025 to £110.8m at 31 March 2026, under the IAS19 accounting standard, a net asset restriction is applied to adjust for the effect of limiting the defined benefit asset to the asset ceiling. The asset ceiling is the net present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan. The net liability of £12.1 million is after applying the asset ceiling.

6.2 Additional information on pension liabilities is included within the Statement of Accounts, which is prepared in accordance with International Accounting Standard 19 (IAS19). The IAS19 accounting valuation does not comprise a full re-valuation of the fund and does not impact the Council's contributions.

6.3 Although the IAS19 pension liability has an impact on the Council's balance sheet, the valuation methodology is affected by short-term economic market conditions and is not used to determine the impact on council tax of the cost of paying pensions. There are separate statutory arrangements for meeting the liability, which will be addressed by increased contributions to the scheme over the remaining working lives of the staff.

7. Capital Expenditure 2025/26

7.1 A summary report of the 2025/26 capital programme was issued to all Councillors via Members Update in July. The 2025/26 expenditure per Committee for the core capital programme is shown below:

Table 5 - Core Capital Programme	**2025/26 Approved Budget**	**2025/26 Outturn**	**Variance**
	£'000	**£'000**	**£'000**
Strategy & Resources	541	116	(424)
Environment	526	114	(412)
Community & Wellbeing	3,977	2,200	(1,777)
Licensing & Planning Policy	0	0	0
Total	**5,044**	**2,430**	**(2,614)**

7.2 The approved budget is £457,000 higher than reported at quarter 3 due to the purchase of two properties for temporary accommodation totalling £720,000, using grant funding from round 3 of the Local Authority Housing Fund (LAHF3) as agreed at Strategy & Resources Committee on 12 November 2024. This LAHF3 budget increase within Community & Wellbeing Committee nets against the removal of £320,000 of budget within Environmental Committee following the decision on 20 January 2026 to remove the Stew Ponds Silt Removal and Alexander Recreation Dojo replacement schemes from the capital programme. The Council also received a further £57,000 of Disabled Facilities Grant funding in March 2026.

7.3 On the core capital programme, actual expenditure was £2.43m which is £2.557m less than the current approved budget. The main projects contributing to the underspend are three LAHF3 funded temporary accommodation properties (£736k) Fairview Road temporary accommodation (£411k); Bourne Hall lodge refurbishment to be used for temporary accommodation (£340k); the Disabled Facilities Grant (£142k); ICT Programme of Works (£210k); the CRM and Data Warehouse project (£214k); and two schemes at the Wellbeing Centre (£120k).

7.4 The following 2025/26 projects remain in progress, or not started and it is requested that the budgets be carried forward to 2026/27:-

Table 6 - 2025/26 Capital Projects still in progress, or not started, at 01/04/26	**Remaining Budget £'000s**	**Funding Source**
Disabled Facilities Grant	199	External grant
Uppermill Pond Bank Replacement	139	Capital receipts
Wellbeing centre solar panel installation	60	Capital receipts
Wellbeing centre windows replacement	60	Capital receipts
Ashley Centre car park Waterproof membrane	184	Capital receipts
Fairview Road - TA	411	S106 receipts
ICT Programme of works/CRM & Data Warehouse	424	Capital receipts
Court Recreation 3G Pitch surface renewal	26	Capital receipts
Hardwicks Yard playground improvement	40	Capital receipts
LAHF3 3 Temporary accommodation properties	736	External grant/ S106 receipts
Bourne Hall refurbishment - TA	340	Capital receipts
Total budget carried forward into 2026/27	**2,619**	

7.5 The reason for the carry forward budget exceeding the variance on the 2025/26 capital programme is due to the lighting at the playhouse project running slightly over budget.

7.6 The carried forward budget of the two ICT schemes has been rolled into one.

Property Acquisition Funds – Commercial Property

7.7 The Council retains one in-Borough commercial property acquisition fund, which has a remaining balance of £49.6m available for investment. The fund can be financed from prudential borrowing. No commercial properties were acquired during 2025/26, and with Local Government Reorganisation due to take effect from 1 April 2027, no further acquisitions are planned.

7.8 The Council formally closed its out-of-Borough commercial property acquisition fund in February 2020, as part of agreeing the Medium Term Financial Strategy 2020-24, in order to comply with government's Statutory Guidance on Investments.

Financing

7.9 The financing of capital expenditure in 2025/26 is summarised in the following table:-

Table 8 - Financing of Capital	**2025/26 Approved Budget £'000s**
Expenditure	
Core Programme	2,430
CIL Neighbourhood 15% Schemes	170
Private Sector Landlord Property Leases	158
Total Expenditure	**2,758**
Financing	
Capital Receipts Reserve	310
Capital Grants - DFG	1,129
External Grants	298
Budgeted Revenue Contributions	508
Revenue Reserves	45
S106 Receipts	147
Community Infrastructure Levy	163
Total Financing	**2,600**
Vehicle Finance Lease - to be financed in future years	158
Total	**2,758**

8. Capital Receipts

8.1 One capital receipt was received for the 2025/26 financial year for a deed of easement to lift a restricted covenant on a residential property in Upper High Street, Epsom. The sale of 64-74 East street is due to complete in summer 2026 with an estimated receipt (after sale costs) of £3,060,500. Capital receipt balances are summarised in the following table:-

Table 9 - Capital Receipts Reserve	**£'000s**
Balance brought forward at 1 April 2025	3,461
Used to fund the 2025/26 capital programme	(310)
Capital Receipts received in 2025/26	95
Closing balance as at 31 March 2026	**3,246**
Earmarked for previous schemes not yet complete (balance rolled forward to be agreed by S&R Committee in July 2026)	(1,273)
Estimated capital receipts expected in 2026/27	3,060
Planned use for 2026/27 programme	(2,441)
Estimated balance at 31 March 2027	**2,592**

9. Risk Assessment

Legal or other duties

9.1 Equality Impact Assessment

9.1.1 None arising from the contents of this report.

9.2 Crime & Disorder

9.2.1 None arising from the contents of this report.

9.3 Safeguarding

9.3.1 None arising from the contents of this report.

9.4 Dependencies

9.4.1 None arising from the contents of this report.

9.5 Other

9.5.1 A risk assessment was included in the 2025/26 budget report. Monitoring arrangements during the year have allowed some corrective action to be taken on a number of budget variances, either during the year or as part of the Council’s longer-term service and financial planning.

9.5.2 An updated risk assessment was included in the 2026/27 budget report. Further budget monitoring will be carried out on any specific service where the financial position was materially worse than anticipated.

10. Financial Implications

10.1 Financial implications are included in the body of the report.

10.2 **Section 24 considerations:** Does not need shadow authority approval as it is reporting on the outturn position, i.e. no additional financial cost to the council

10.3 **Section 151 Officer's comments**: The adverse variance is proposed to be funded from the corporate projects reserve. Having reviewed the overall financial position, I am satisfied that this represents a prudent and sustainable approach, given the current level of reserves and the minimum balance requirement for the General Fund.

10.4 The report demonstrates that the Council continues to operate within an effective financial management framework, with appropriate monitoring arrangements in place throughout the year. While there remain ongoing financial pressures, particularly in demand led services, these have been appropriately reflected in both the outturn position and forward financial planning.

10.5 On this basis, I am satisfied that the Council's financial position remains sound and that the recommendations contained within the report are appropriate.

11. Legal Implications

11.1 **Legal Officer's comments**: None arising from the content of this report.

12. Policies, Plans & Partnerships

12.1 **Council's Key Priorities**: The following Key Priorities are engaged:

- Effective Council.

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

12.3 **Climate & Environmental Impact of recommendations:** None arising from the contents of this report.

12.4 **Sustainability Policy & Community Safety Implications**: None arising from the contents of this report.

12.5 **Partnerships**: None arising from the contents of this report.

12.6 **Local Government Reorganisation Implications:** As a backward-looking report, the impact of LGR on the information contained within this report is limited.

13. Background papers

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

Previous reports:

- 2025/26 Budget Report to Full Council, 11 February 2025.
- Revenue Budget Monitoring Quarter 3 to Audit & Scrutiny Committee, 5 February 2026.
- Capital Budget Monitoring Quarter 3 to Audit & Scrutiny Committee, 5 February 2026.

Other papers:

- None.

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EEBC 2025-2027 STRATEGIC PRIORITY 5: HOOK ROAD CAR PARK UPDATE

Head of Service:	Mark Shephard, Head of Property and Regeneration
Report Author	Mark Shephard
Wards affected:	(All Wards);
Urgent Decision? (yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	None

Summary

This report outlines the progress made in respect of the Council's 2025-2027 Strategic Priority 5 in relation to Hook Road (Utilities Site) Car Park redevelopment.

The report recommends further specialist property development and regeneration advice be procured to represent the Council and provide a Best Value Assessment of the Utilities Site.

Recommendation (s)

The Committee is asked to:

(1) Note the update and progress made as set out in this report.

(2) Approve a budget of up to £100,000 to cover the cost of a Best Value Assessment, to be funded from the Corporate Projects Reserve.

(3) Nominate and authorise the Director of Environment, Housing & Regeneration and Head of Property & Regeneration, in consultation with the Chief Finance Officer and Chief Legal Officer, to take all necessary actions further to the above decisions being made that commit resources, as is necessary and appropriate.

(4) Note a report will be brought back to Committee at the earliest opportunity following completion of the work.

(5) Recommend to East Surrey Shadow Authority that they approve a budget of up to £100,000 to cover the cost of a Best Value Assessment.

1 Reason for Recommendation

1.1 To facilitate the redevelopment of a prime town centre brownfield site and allow the Council to progress and support its strategic plans and priorities.

2 Background

2.1 The Council-owned Hook Road multi-storey car park is located directly adjacent to the former Southern Gas Networks (SGN) gas holder site. Both sites formed a larger historic coal / gas manufacturing works dating from at least the 1870s.

2.2 The Regulation 19 Submission Draft Local Plan includes the Council's Hook Road multi-storey car park and the former Gas Works site as potentially deliverable redevelopment opportunities under the following policies:

- SA1: Southern Gas Network Site – '*Approximately 455 dwellings (C3) and a bespoke performing arts centre for the Laine Theatre Arts'*

- SA2: Hook Road Car Park – '*Approximately 150 dwelling'*

2.3 At its meeting on 19 June 2024, this committee agreed for the Council to work collaboratively with Zencap Holdings (the SGN landowner / developer). This would allow both landowners to potentially enhance the public realm and connectivity across the Hook Road Car Park and/or SGN site.

2.4 On 20 August 2024, the Council (in its capacity as the Local Planning Authority) received the following submission (ref: 24/01107/FUL) from Zencap Holdings for the SGN site:

'*Hybrid Planning Application for the phased redevelopment for a) full planning permission for the demolition of existing buildings and structures, site wide remediation and the erection of five residential buildings (ranging between 8-12 storeys), new access arrangements, parking, hard and soft landscaping, open space and other associated works and b) severable outline planning permission, with all matters reserved except access, for the separate development demolition and re-provision of a <u>Performing Arts Centre and Education building</u>, hard and soft landscaping and other associated works.*'

2.5 Members will note the inclusion of a Performing Arts Centre and Education building. This refers to Laine Theatre Arts, the existing commercial tenant of Zencap Holdings on the SGN site.

2.6 At its meeting on 12 November 2024, this committee approved an initial budget of up to £150,000 to procure a specialist development and regeneration consultant to represent the Council engage with Zencap Holdings and Laine Theatre Arts.

2.7 The Council's regeneration role (as landowner of the adjacent Hook Road car park) comprises two potential opportunities:

- To facilitate a new Performing Arts Centre on Zencap Holdings' SGN site - supporting the Council's Future40 objective to further Epsom's creative arts and culture offer.
- To consider the inclusion of the Council's Hook Road car park site in a wider gas holder site redevelopment with Zencap Holdings.

2.8 At is meeting on 24 April 2025, Planning Committee agreed in principle to approve (subject to conditions, informatives and s106 legal agreement), Zencap Holdings' application 24/01107/FUL. Planning permission was subsequently granted on 14 January 2026.

3 Facilitate a new Performing Arts Centre

3.1 A new Performing Arts Centre on Zencap's SGN site would be a standalone commercial building with Laine Theatre Arts as the commercial tenant i.e. separate to the residential buildings.

3.2 Throughout 2025 and the first quarter of 2026, Zencap Holdings and the Council's procured consultant worked with Laine Theatre Arts to assess the design and viability of a new dedicated facility.

3.3 This was a time consuming exercise, made particularly difficult by the prevailing economic environment of rising construction costs for such facilities.

3.4 Prudently, Laine Theatre Arts also considered other available sites for relocation, and this has ultimately resulted in them recently securing alternative accommodation at a former office building in Epsom.

3.5 This aptly demonstrates the high-risk nature of development. Developers operate within an ever changing environment where assumptions are made in good faith - for external factors e.g. construction costs and stakeholder involvement (e.g. Laines). However, the operating environment is ruthlessly fluid and nothing can be guaranteed leading to continual change and the inevitable associated cost and impact on viability / profit.

4 Hook Road Car Park

4.1 Following the outcome of Laine Theatre Arts, a further budget request of up to £100,000 is now required to progress the potential inclusion of the Hook Road multi-storey car park.

4.2 If approved, the budget would procure specialist development and regeneration support to represent the Council in its engagement with Zencap Holdings.

4.3 Zencap Holdings will be remodelling their development appraisal to reflect the withdrawal of Laine Theatre Arts. Without a thorough Best Value Assessment being carried out of Zencap's remodelled development appraisal, the Council will be unable to make an informed decision on whether its Hook Road Car Park can be included in a combined redevelopment scheme.

4.4 The Best Value Assessment would include advice relating to all aspects of the redevelopment opportunity including (but not limited to):

- The wider redevelopment of both land ownerships i.e. development implications, risks and the financial benefit to the Council and the community of a combined redevelopment scheme.

- Funding options and the potential acquisition of residential units.

- Financing structures, financial risks and delivery mechanisms (development agreement / joint venture / land sale etc).

- Negotiations - representing the Council and ensuring it achieves Best Value.

4.5 The Best Value Assessment will allow the preparation of a future report to be brought back to this Committee for consideration and approval.

4.6 Following implementation of the section 24 direction, the budget request will require the approval of East Surrey Shadow Executive in respect of:

- *Enter into any non-capital (revenue) contract under which the consideration payable by the relevant authority exceeds £100,000, where:*

  (a) the period of the contract extends beyond 1 April 2027; or

  (b) under the terms of the contract, that period may be extended beyond that date.

4.7 For s24 direction purposes, the £100,000 budget request is accumulative i.e. in addition to the earlier request of £250,000 and the project will extend well beyond 1 April 2027 if redevelopment is approved at a later committee.

5 Risk Assessment

Legal or other duties

5.1 Equality Impact Assessment

5.1.1 Not applicable

5.2 Crime & Disorder

5.2.1 Not applicable

5.3 Safeguarding

5.3.1 Not applicable

5.4 Dependencies

5.4.1 Not applicable

5.5 Other

5.5.1 There is a risk that if the scheme is found to be unviable and/or not ultimately delivered, the £100,000 budget request would become a sunk cost that is not subsequently offset or replenished by future returns.

6 Financial Implications

6.1 The four year financial plan includes a continuing commitment to the review of property retained by the Council for service delivery or investment purposes.

6.2 It is proposed to fund the £100,000 budget from the Corporate Projects Reserve, which currently holds sufficient balance to cover the cost.

6.3 Allocating £100,000 would reduce the balance available for other priorities.

6.4 Council has agreed to retain a minimum uncommitted balance of at least £1m in this reserve and will maintain this after allocation of £100k and other commitments.

6.5 In addition, there would be reduction in treasury management income, which will need to be factored into the Council's future treasury forecasts.

6.6 Section 24 considerations: For s24 direction purposes, the £100,000 budget request is accumulative i.e. in addition to the earlier request of £250,000 and the project will extend well beyond 1 April 2027 if redevelopment is approved at a later committee.

6.7 **Section 151 Officer's comments**: Members should note that using this reserve for feasibility and advisory work will reduce the funding available for other corporate priorities.

6.8 The expenditure represents pre-development costs, and there is a risk that these costs may not be recoverable if the scheme does not proceed or is subsequently deemed unviable. This risk is acknowledged in the report and is inherent in regeneration and development activity.

7 Legal Implications

7.1 Legal support has been and shall continue to be provided by external solicitors instructed by the Head of Property & Regeneration further to the agreement of the Head of Legal and Monitoring Officer.

7.2 **Legal Officer's comments**: Members will be aware that further to the Structural Change Order, the Secretary of State indicated that they were minded to issue a statutory direction under the Local Government and Public Health Involvement Act 2007. This is colloquially known as a section 24 direction.

7.3 At the time of review (1 July), a section 24 direction has yet to be implemented but it is expected that this will come into force on 3 July and hence prior to consideration of this report by members. This means that any decision which commit the spend of capital or revenue over certain limits will be caught by the s.24 direction.

7.4 Its purpose is to make sure Shadow Authorities have a say in decisions about arrangements that will transfer to them, helping protect their future financial and operational position.

7.5 The s24 direction shall require this Council to seek the approval of the East Surrey Shadow Executive to:-

1. dispose of any land if the consideration for the disposal exceeds £100,000;

2. enter into any capital contract –

(a) under which the consideration payable by the relevant authority exceeds £1,000,000; or

(b) which includes a term allowing the consideration payable by the relevant authority to be varied;

3. enter into any non-capital (revenue) contract under which the consideration payable by the relevant authority exceeds £100,000, where –

(a) the period of the contract extends beyond 1 April 2027; or

(b) under the terms of the contract, that period may be extended beyond that date.

7.6 The financial thresholds apply to all cumulative expenditure with the same supplier, organisation or individual, or for similar services, since 1 April 2025.

7.7 The s.24 direction shall apply at the point of transaction, regardless of whether a decision has already been made by this council – meaning it may apply to some decisions already taken if contracts have yet to be signed.

7.8 Any transaction caught by the s.24 directions requires the consent from East Surrey Shadow Authority.

7.9 To support business continuity, a General Consent was proposed to delegate decisions meeting certain criteria, back to existing councils, so that existing councils can continue routine activity without being required to seek individual approval each time.

7.10 It is not believed that there is a general consent relevant to the proposed recommendations so Members are invited to take this into account when debating the recommendations at committee; namely that the specific consent of East Surrey Council will be required to approve the budget sought.

8 Policies, Plans & Partnerships

8.1 **Council's Key Priorities**: The following Key Priorities are engaged:

Priority 5: Deliver the Hook Road (Utilities site) Car Park redevelopment

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

8.3 **Climate & Environmental Impact of recommendations**: Not applicable

8.4 **Sustainability Policy & Community Safety Implications**: Not applicable

8.5 **Partnerships**: A collaborative approach has been adopted with Zencap Holdings (SGN site developer) to maximise the community benefits of a wider redevelopment.

8.6 **Local Government Reorganisation Implications**: The Council remains under a statutory duty to achieve Best Value and ensure services can be delivered and maintained until LGR Vesting Day on 1 April 2027.

9 Background papers

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

Previous reports:

- Strategy & Resources Committee 12 November 2024
  https://democracy.epsom-ewell.gov.uk/ieListDocuments.aspx?CId=132&MId=1681
- Strategy & Resources Committee 23 July 2024
  https://democracy.epsom-ewell.gov.uk/ieListDocuments.aspx?CId=132&MId=1679

- Special Meeting, Strategy & Resources Committee 19 June 2024
  https://democracy.epsom-ewell.gov.uk/ieListDocuments.aspx?CId=132&MId=1754

EPSOM AND EWELL COMMUNITY INFRASTRUCTURE LEVY - ANNUAL FUNDING AWARDS 2026

Head of Service:	Ian Mawer, Head of Planning Policy and Economic Development
Report Author	Ian Mawer, Michelle Meskell
Wards affected:	(All Wards);
Urgent Decision	No
Appendices (attached):	Appendix 1 - All Strategic and Neighbourhood CIL bids received and how they performed against the Assessment Criteria in the CIL spending Protocol

Summary

The Council undertook its annual funding rounds for strategic and neighbourhood CIL between the 9 March 2026 and 17 May 2026. During this funding window 5 Strategic CIL bids and 15 Neighbourhood CIL bids were received.

In accordance with the Epsom and Ewell CIL Spending Protocol (March 2025), all bids received have been subject to an initial stage 1 assessment. Only the bids that passed the stage 1 assessment were then subject to a stage 2 assessment by the CIL Member Working Group.

Following this process 5 strategic CIL bids (totalling £4,258,000 of strategic CIL funding) and 8 neighbourhood CIL bids (totalling £668,871 of neighbourhood CIL funding) were recommended to receive funding by the CIL Member Working Group in June 2026.

Recommendation (s)

The Committee is asked to:

(1) Approve and ratify the funding recommendations of the CIL Working Group for each of the bids set out in paragraph 4 of this report, OR

(2) Make amendments to the recommendations of the CIL Member Working Group, providing clear justifications in line with the CIL Spending Protocol.

1 Reason for Recommendation

1.1 To ensure the robust and effective expenditure and reporting in line with the Community Infrastructure Levy Regulations 2010 (as amended) and in accordance with the Epsom and Ewell CIL Spending Protocol (March 2025).

2 Background

2.1 Epsom and Ewell's CIL Charging Schedule came into force on the 1 July 2014 and applies to all liable developments that were granted permission after this date. The charging schedule sets out the rates at which different types of development will be charged CIL on a pounds per square metre (£/sq m) basis. The charging schedule has not been updated since 2014, however the CIL rates increase annually based on the BCIS All-in Tender Price Index. CIL is payable when work to implement the development commences.

2.2 The Community Infrastructure Levy (CIL) is used to mitigate the cumulative impact of development but is rarely sufficient to fund all of the infrastructure that is required to support development of an area. CIL cannot be used to remedy existing deficiencies (unless those deficiencies will be made more severe by new development) undertake maintenance of existing infrastructure, or remedy demands from population growth driven by other factors such as birth rates.

2.3 On the 11 March 2025 Licencing and Planning Policy Committee approved the revised Epsom and Ewell CIL Spending Protocol which sets out the governance arrangements for spending CIL funds in the borough.

2.4 CIL Regulations require apportionment of CIL as follows:

- The Strategic Portion (70-80%)
- The Neighbourhood Portion (15-25%)
- The Administration Portion (5%).

Strategic CIL

2.5 Strategic CIL funding can be used to fund infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities. Local authorities must spend the levy on infrastructure needed to support development of their area. CIL can be used to increase the capacity of existing infrastructure or provide new infrastructure that is necessary to support development. The clearest way to justify this is to link it to the Council's Infrastructure Delivery Plan that supports the Local Plan. We cannot use strategic CIL to fund affordable housing as this is still dealt with through Section 106 obligations.

2.6 As of the 08 June 2026 there was £5.04m of unallocated Strategic CIL funding available in the borough

Neighbourhood CIL

2.7 The Neighbourhood portion can be used to fund a wider range of spending, but it must still be necessary to support development.

2.8 As of the 08 June 2026 there was £1.13m of unallocated neighbourhood CIL funding available.

3 CIL Bids received

3.1 During the annual funding round, we received 5 Strategic CIL bids and 15 Neighbourhood CIL bids. The completed list of bids received is contained in Appendix 1.

3.2 The process of scoring and categorisation for strategic and neighbourhood CIL bids is set out in the Epsom and Ewell CIL Spending Protocol (March 2025).

3.3 All Strategic bids passed the stage 1 assessment. 6 Neighbourhood bids failed the stage 1 assessment detailed in the Spending Protocol and were therefore not considered by the CIL Member Working Group (MWG). The reason(s) why these bids did not pass stage 1 are detailed in Appendix 1.

3.4 One Neighbourhood bid passed stage 1, but following assessment by the CIL MWG, it did not meet the minimum score of 5 at stage 2 as required by the CIL Spending Protocol. This bid is detailed in Appendix 1.

4 Recommendations for CIL funding

4.1 For those bids that passed the stage 1 assessment, a stage 2 assessment was undertaken by the CIL MWG in accordance with the CIL spending protocol.

4.2 It is important to note that in accordance with the CIL Spending Protocol, CIL funds approved by this Committee will not be released in advance of projects being delivered; rather they will be released upon completion of the project. In addition, it is the responsibility of the infrastructure provider to secure all necessary permissions and consents (such as planning permission or landowner agreement) prior to the project commencing.

Strategic CIL bids assessed by CIL MWG

4.3 In June 2026 the CIL (MWG) recommended the allocation of Strategic CIL funding to the projects detailed in Table 1 overleaf:

Table 1 – CIL MWG Strategic bid recommendations

Name and Summary of Project	**Bid Request**	**MWG funding recommendation**
<u>Strategic Project 1 - Local Cycling Walking and Infrastructure Plan</u> The LCWIP is a long term (10+) year plan for investing in and enhancing walking and cycling infrastructure across the borough. It comprises of a series of walking and cycling (active travel) improvements, within Epsom & Ewell which have been identified as priority corridors and zones. CIL approval is required to unlock significant amounts of external funding, particularly from Department for Transport and Active Travel England.	£1m	£1m Subject to at least £1m of match funding being secured
<u>Strategic Project 2 - Strategic Green Infrastructure Protection Programme</u> Construction of landscape earth bunding and associated green infrastructure improvements at 10 identified vulnerable open space locations across the borough to prevent unauthorised vehicular access, protect public recreational infrastructure, reduce environmental damage, and safeguard continued public enjoyment of strategic green spaces.	£114,000	£114,000
<u>Strategic Project 3 - New Footbridge Across the Hogsmill River</u> Construction of a new footbridge across the Hogsmill river to replace unsafe stepping stones, providing a safer more inclusive river crossing.	£180,000	£144,000

Name and Summary of Project	Bid Request	MWG funding recommendation
Strategic Project 4 - Hook Road Arena Community Sports Hub Initial Community Sports Infrastructure Delivery at Hook Road Arena, delivering community grass football pitches and Changing room, outdoor netball courts, covered all-weather netball courts under a lightweight steel-frame canopy, football and netball clubhouses, parking, access roads, drainage, utilities, lighting and associated infrastructure to enable immediate year-round community use.	£1m	£1m Subject to at least £1m of match funding being secured
Strategic Project 5 - Ewell Village Public Realm Improvements The scheme aims to create a safer, more attractive, and better-connected village centre that supports local residents, businesses, and visitors. The scheme responds to longstanding concerns around traffic speeds, pedestrian safety, quality of the public realm, and the attractiveness of the High Street.	£2m	£2m
		£4,258m

4.4 Strategic Project 5 - Ewell Village Improvements has previously received an award of £1,250,000 of Strategic CIL by this committee on the 12 November 2024, however as the scheme has not commenced, no CIL funding has been released. If this Committee approves the £2m funding recommended by the CIL Member Working Group, the 2024 CIL award will be superseded by this latest award and the £1,250,000 previously granted in will be returned to the strategic CIL pot.

4.5 If this committee were to approve the five Strategic CIL projects detailed above, this would reduce the amount of unallocated Strategic CIL funding available in the borough to be approximately £2.03m based on funds held on 8 June 2026 which accounts for the return of £1,250,000 of previously awarded funding to the Strategic CIL pot as set out in Table 2 overleaf:

Table 2 – Strategic CIL balance remaining if CIL MWG recommendations approved.

Unallocated Strategic CIL Funding as of 8 June 2026	**£5,040,000**
Total CIL MWG Funding Recommendation	-£4,258,000
Return of previously awarded Ewell Village Strategic CIL funding	+£1,250,000
Strategic CIL funding remaining based on funds held on 8 June 2026.	**£2,032,000**

Neighbourhood CIL Bids

4.6 In June 2026 the council’s CIL MWG recommended the allocation of Neighbourhood CIL funding to the projects detailed in Table 3 below:

Table 3 – CIL MWG Neighbourhood bid recommendations

Project Name and summary	**Bid Request**	**MWG funding recommendation**
Ebbisham Sports and Social Club's Facility Improvement and Sustainability Project The project involves the provision of floodlighting to all courts to enable increased year-round use.	£13,622	£13,622
Pool Road Tennis / Pickleball Courts. A new recreational facility for tennis and pickleball on the existing tennis courts footprint.	£88,660	£88,660

Project Name and summary	**Bid Request**	**MWG funding recommendation**
St Martins School – playground Development Introducing new, high-quality interactive play equipment, a play trail and markings to promote active, structured and imaginative play.	£15,000	£15,000
Gibraltar Recreation Ground Pickleball and Tennis Courts - modern multi-sport facility incorporating tennis, pickleball and basketball provision	£100,295	£100,295
Scouts - Tomahawk Range Project to provide a safe area that can be used foroutdoor games and erecting tents, and also for the creation of a Tomahawk Range for use by the wider Epsom and Ewell Scouting community.	£12,294	£12,294
Epsom Beekeepers – Classroom modernisation Substantive upgrades to the existing building to enable its continued use and provide a more energy efficient building for a local charity and community users.	£89,000	£89,000
Glyn Hall Modernisation Provision of a new community building to replace the existing Hall which is no longer able to be used by the public for Health and Safety reasons.	£230,000 in addition to the £85,000 of CIL awarded in 2024.	£315,000 inclusive of £85k previously awarded
Scout HQ in Ruxley and West Ewell	£35,000	£35,000

Project Name and summary	Bid Request	MWG funding recommendation
Funding is sought for the final phase of the redevelopment / refurbishment project to the Scouts HQ building.		
		£668,871

4.1 Glyn Hall modernisation has previously received an award of £85,000 of Neighbourhood CIL by this committee on the 12 November 2024, however as the scheme has not commenced, no CIL funding has been released. If this Committee approves the £315,000 funding suggested by the CIL Member Working Group, the 2024 CIL award will be superseded by this latest award and the £85,000 previously granted in will be returned to the strategic CIL pot. The net increase in funding to the project is therefore £230,000.

4.2 If this committee were to approve the 8 Neighbourhood CIL projects detailed in Table 3, this would reduce the amount of unallocated Neighbourhood CIL funding available in the borough to £546,000 based on funds held on 8 June 2026, as set out in Table 4 below.

Table 4 – Neighbourhood CIL balance remaining if CIL MWG recommendations approved.

Unallocated Neighbourhood CIL Funding as of 8 June 2026	**£1,130,000**
CIL MWG Funding Recommendation	-£668,871
Return of previously awarded Glyn Hall Neighbourhood CIL	+£85,000
Neighbourhood CIL funding remaining based on funds held on 8 June 2026.	**£546,000**

5 Risk Assessment

Legal or other duties

5.1 Equality Impact Assessment

5.1.1 None

5.2 Crime & Disorder

5.2.1 None

5.3 Safeguarding

5.3.1 None

5.4 Dependencies

5.4.1 None

5.5 Other

5.5.1 None

6 Financial Implications

6.1 CIL is intended to support the strategic infrastructure that is required to support the development of the local area and spend must be in accordance with our Spending Protocol.

6.2 The Council was in receipt of £5.04m unallocated Strategic CIL and £1.13m Neighbourhood CIL (as of the 8 June 2026) which are available to fund CIL bids.

6.3 If approved, the remaining balance of unallocated Strategic CIL would reduce to approximately £2.03m and the balance of Neighbourhood CIL would reduce to approximately £546,000. For clarification, whilst there is provision for the charging authority (i.e. EEBC) to reclaim unspent monies from a 'local council' (e.g. a Parish Council where one exists), the legislation does not give developers the right to reclaim CIL from EEBC as charging authority.

6.4 For strategic CIL, in line with the CIL Spending Protocol, no funds will be released in advance of the project being delivered; rather they will be released upon completion of the project or on a staged basis if previously agreed by the Council.

6.5 It is expected that projects will be delivered to the agreed timescale, and project leads are expected to make regular reports on progress, including notifying the CIL team of any expected delays to delivery as set out in the spending agreement. Where a project will not be delivered, the agreed funds will be returned to the Strategic CIL fund for re-allocation.

6.6 For neighbourhood CIL in line with the CIL Spending Protocol, in approving CIL Neighbourhood Portion bids, the Council is supporting the project financially only and is not committing to providing or supporting the delivery of the project. Bidders take on the responsibility of delivering the project. This includes bids by Epsom and Ewell Borough Councillors.

6.7 Following allocation of the funds, project leads are required to give 3 monthly update reports on their projects to the CIL Team. The Council expects projects with agreed CIL funding to be delivered within one year of funding being agreed, with extensions possible in advance agreement with the Council. This is to allow for unexpected slippages in project delivery. The East Surrey Unitary Authority will take over the administration and management of CIL funds from 1 April 2027.

6.8 **Section 24 considerations:** Under section 24, to support business continuity, a General Consent is proposed to delegate decisions meeting certain criteria, back to existing councils, so that the existing councils can continue routine activity without seeking individual approval. This includes capital contracts for expenditure and grants funded from S106 and CIL developer contributions. Following discussions with colleagues in the East leading on Finance, we have agreed that this recommendation is not subject to approval from Shadow Authority.

6.9 **Section 151 Officer's comments**: CIL remains a vital tool for delivering council priorities. However, in the current financial climate it is imperative that bids are scrutinised rigorously to ensure they represent sound investment and are deliverable within the constraints of our financial strategy.

7 Legal Implications

7.1 The collection and spending of CIL is governed by The Community Infrastructure Levy Regulations 2010 as amended ("the CIL Regulations"). Part 7 of The Community Infrastructure Levy sets out how CIL may be applied and in particular Regulation 59(1) places a duty on the Council to apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.

7.2 The Councils CIL Spending Protocol seeks to ensure consistent, equitable and transparent application of the money collected with a clear CIL governance structure to oversee the spending of CIL monies so as to ensure CIL serves its statutory purpose.

7.3 **Legal Officer's comments**: None arising from the content of this report.

8 Policies, Plans & Partnerships

8.1 **Council's Key Priorities**: The following Key Priorities are engaged: None.

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

8.3 **Climate & Environmental Impact of recommendations**: None.

8.4 **Sustainability Policy & Community Safety Implications**: None.

8.5 **Partnerships**: The projects to be funded support a wide range of external partners, including Surrey County Council, to enable the delivery of improved infrastructure in the borough.

8.6 **Local Government Reorganisation Implications**: None immediately although from the 1 April 2027 the East Surrey Unitary Authority will be responsible for administering and monitoring CIL spend.

9 Background papers

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

Other papers:

- Epsom and Ewell CIL Spending Protocol (March 2025) -accessible from the following link:

  https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/community-infrastructure-levy-cil/community-infrastructure-levy-fund/Community%20Infrastructure%20Levy%20CIL%20Spending%20Protocol%20-%20March%202025.pdf

- Epsom and Ewell Infrastructure Delivery Plan (September 2025) – accessible from the following link:

  https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/planning-policy/community-infrastructure-levy-cil/Infrastructure%20Delivery%20Plan%20-%20Factual%20Update%20-%20September%202025.pdf

- Membership of the Epsom and Ewell CIL Member working group for 2026 is accessible from the following link:

https://democracy.epsom-ewell.gov.uk/documents/s40999/Appointment%20of%20Committees%202026-27%20Appendix%201.pdf

- Strategy and Resources Committee, 12 November 2024, Epsom and Ewell Community Infrastructure Levy Funding Awards:

  https://democracy.epsom-ewell.gov.uk/documents/s33648/Epsom%20and%20Ewell%20Community%20Infrastructure%20Levy%20-%20Annual%20Funding%20Awards.pdf

Appendix 1 – All Strategic and Neighbourhood CIL bids received and how they performed against the Assessment Criteria in the CIL spending Protocol

Strategic Bids Received

The outcomes of the Assessment of the Strategic CIL bids against the criteria set out in Section 3 of the Epsom and Ewell CIL Spending Protocol (March 2025) are detailed below.

Project Name	CIL funding requested	Stage 1 outcome	Stage 2 scores			MWG Funding recommendation
			Overall score	Best Value	Prioritisation score	
LCWIP	£1,000,000	Pass	9	2	2	Funding for the scheme / programme of works is approved subject to at least £1m of match funding being secured.
Green Infrastructure Project	£113,936	Pass	8	2	2	Funding for the scheme / programme of works is approved
Footbridge over Hogsmill River	£180,000	Pass	8	3	2	Partial funding for the scheme / programme of works is approved £144,000 awarded to fund the cost of the bridge and a 20% contingency.
Hook Rd Community Sports Hub	£1,000,000	Pass	9	2	2	Funding for the scheme / programme of works is approved subject to at least £1m of match funding being secured.
Ewell Village Improvements	£2,000,000	Pass	10	3	2	Funding for the scheme / programme of works is approved

Neighbourhood Bids Received

The outcomes of the Assessment of the Strategic CIL bids against the criteria set out in Section 5 of the Epsom and Ewell CIL Spending Protocol (March 2025) are detailed below.

Project Name	CIL funding requested	Stage 1 outcome	Stage 2 scores (where applicable)		MWG Funding recommendation
			Overall score	Best Value	
Ebbisham Sports and Social Club's Facility Improvement and Sustainability Project	£13,662	Pass	6	1	Funding for the scheme / programme of works is approved
Community Shelter - Court Recreation Ground, Pound lane, Epsom	£8,000	Criteria 11* not satisfied. No planning permissions are currently in place, and no evidence was provided to demonstrate that an application is formally in progress.	n/a	n/a	n/a
Chessington Road Recreation Ground (Bakers Field)	£46,000	Criteria 11* not satisfied. No planning permissions are currently in place, and no evidence was provided to demonstrate that an application is formally in progress.	n/a	n/a	n/a
Auriol Park Outdoor Gym	£86,853	Pass	4	1	Not eligible for funding - minimum overall score of 5 at Stage 2 not achieved

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Project Name	CIL funding requested	Stage 1 outcome	Stage 2 scores (where applicable)		MWG Funding recommendation
			Overall score	Best Value	
Poole Road Tennis/Pickleball Courts	£88,660.85	Pass	5	2	Funding for the scheme / programme of works is approved
St Martins School - Key Stage 1 playground redevelopment	£15,000	Pass	5	1	Funding for the scheme / programme of works is approved
Horton solar panels	£76,557	Criteria 11* not satisfied. No planning permissions are currently in place, and no evidence was provided to demonstrate that an application is formally in progress.	n/a	n/a	n/a
Gibraltar Recreation Ground New recreational facility for Pickleball and Tennis Courts	£100,294.80	Pass	5	2	Funding for the scheme / programme of works is approved
Scouts - New Tomahawk Range	£12,294	Pass	5	1	Funding for the scheme / programme of works is approved
Kingswood School Library and Study Centre Refurbishment	£59,600	Criteria 2** not satisfied: The immediate beneficiaries are the pupils, the project does not serve the local wider community. Criteria 9*** not satisfied:	n/a	n/a	n/a

Project Name	CIL funding requested	Stage 1 outcome	Stage 2 scores (where applicable)		MWG Funding recommendation
			Overall score	Best Value	
		The costs included project development and professional fees			
Epsom Beekeepers - Classroom modernisation	£89,000	Pass	5	1	Funding for the scheme / programme of works is approved
Glyn Hall Improvements	£315,000	Pass	5	1	Funding for the scheme / programme of works is approved
Scout Headquarters in Ruxley and West Ewell Ward	£35,000	Pass	5	2	Funding for the scheme / programme of works is approved
New Scout Group and community facility	£125,000	Criteria 11* not satisfied: The building is currently used as storage, project delivery is subject to a lease being agreed. No evidence or update of any discussions that have taken place submitted with the funding application.	n/a	n/a	n/a
Rosebery Park Bandstand	£250,000	Criteria 11* not satisfied: No planning permissions are currently in place, and no evidence was provided to demonstrate that an application is formally in progress or of land owner agreement.	n/a	n/a	n/a

* Stage 1 shortlisting criteria of the CIL spending protocol adopted March 2025 (page 19) “Criteria 11. Relevant authority and permissions are in place or are evidenced to be in progress.”

** Stage 1 shortlisting criteria of the CIL spending protocol adopted March 2025 (page 19) “Criteria 2. The project delivers clear and significant benefits to the community.”

*** Stage 1 shortlisting of the CIL spending protocol adopted March 2025 (page 19) “Criteria 9. The funding sought is for project delivery (rather than project development or feasibility).”

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APPOINTMENT OF MEMBERS AND CHAIR OF THE SHAREHOLDER SUB COMMITTEE

Head of Service:	Piero Ionta, Head of Legal and Monitoring Officer
Report Author	Tim Richardson
Wards affected:	(All Wards);
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	Not applicable
Appendices (attached):	None

Summary

To agree the appointment of Members and a Chair to the Shareholder Sub Committee for the remaining period of the 2026-27 Municipal Year.

Recommendation (s)

The Committee is asked to:

Appoint Members and a Chair for the Shareholder Sub Committee as required by its Terms of Reference and set out in paragraph 2.3 of this report.

Reason for Recommendation

1.1 This report requests the Committee to appoint Members and a Chair of the Shareholder Sub Committee for the remaining period of 2026-27 Municipal Year, following a review of proportionality by Full Council on 26 May and in accordance with the Sub Committee's Terms of Reference.

2 Background

2.1 The Terms of Reference of the Sub Committee are included in Appendix 3 of the Council's constitution.

2.2 The Sub Committee comprises five members and is required to comply with the Political Balance Rules in Section 15 of the Local Government and Housing Act 1989. Accordingly, in line with a review of proportionality considered at the meeting of Full Council on 26 May the membership of the Shareholder Sub Committee is as follows:

- three members of the Sub Committee are to be appointed by the Residents' Association Group and
- two members are to be appointed from amongst the Conservative Group, the Independents Group and the Labour Group (with these Groups limited to a maximum of 1 seat),.

2.3 The Committee is asked to appoint the Membership and the Chair of the Sub Committee in accordance with the wishes of the relevant Groups, as below:

- Councillor Neil Dallen (Chair) (Residents' Association Group)
- Councillor John Beckett (Residents' Association Group)
- Councillor Hannah Dalton (Residents' Association Group)

And 2 members from the following:

- Councillor Kate Chinn (Labour Group)
- Councillor Alex Coley (Independents Group)
- Councillor Shanice Goldman (Conservative Group)

3 **Risk Assessment**

Legal or other duties

3.1 Equality Impact Assessment

- None.

3.2 Crime & Disorder

- None.

3.3 Safeguarding

- None.

3.4 Dependencies

- None.

3.5 Other

- None.

4 **Financial Implications**

4.1 There are no specific financial implications for the purposes of this report.

4.2 Section 24 considerations: None

4.3 **Section 151 Officer's comments**: None arising from the contents of this report.

5 Legal Implications

5.1 **Legal Officer's comments**: There are no legal implications arising from the contents of this report.

6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities**: The following Key Priorities are engaged:

- Effective Council.

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

6.3 **Climate & Environmental Impact of recommendations**: None.

6.4 **Sustainability Policy & Community Safety Implications**: None.

6.5 **Partnerships**: None.

6.6 **Local Government Reorganisation Implications**: None.

7 Background papers

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

Previous reports:

- Report to meeting of Full Council, 26 May 2026

Other papers:

Terms of reference of the Shareholder Sub Committee, Constitution of Epsom and Ewell Borough Council, Appendix 3

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UPDATE FROM THE TOWN TWINNING WORKING GROUP

Head of Service:	Piero Ionta, Head of Legal and Monitoring Officer
Report Author	Piero Ionta, Tim Richardson
Wards affected:	(All Wards);
Urgent Decision? (yes/no)	No
If yes, reason urgent decision required:	N/A
Appendices (attached):	None

Summary

To receive an update from the Town Twinning Working Group.

Recommendation (s)

The Committee is asked to:

(1) Note the update from the Town Twinning Working Group.

(2) Recommend to the next Full Council meeting that it decide whether it wishes:

i. to take no further action

ii. for the Working Group to continue to explore the proposed new twinning arrangement with Bucha and transfer of the existing twinning arrangement with Chantilly, or

iii. to invite East Surrey Council to consider the existing Chantilly twinning and Bucha's proposal directly post vesting day.

(3) Should either recommendation (2)(ii) or (2)(iii) be passed, to invite the Working Group to provide a further report to the next meeting of this Committee.

1 Reason for Recommendation

1.1 The Strategy and Resources Committee agreed to create a Town Twinning Working Group at its meeting on 17 March 2026. The Working Group was requested to consider and explore the issues surrounding a proposal to establish a twinning agreement with the City of Bucha, Ukraine.

1.2 The Committee invited the Working group to provide an update on its efforts at this meeting.

2 Background

2.1 The Town Twinning Working Group held its first meeting on 11 June 2026, following the conclusion of the pre-election period following the elections to the East Surrey Shadow Authority.

2.2 The Working Group considered the following matters:

Continuation of Twinning arrangements post 1 April 2027.

2.3 The Working Group noted that whilst most functions, contracts and assets of EEBC would transfer to East Surrey Council at vesting day (1 April 2027) as a result of Local Government Reorganisation, civic and ceremonial matters would not.

2.4 As town twinning is a civic and ceremonial matter, existing town twinning arrangements with Chantilly and any proposed new arrangement that could be entered into with Bucha would therefore be at risk of ending on 1 April 2027. The Working Group identified the following potential routes to avoid this:

2.4.1 Seeking the agreement of East Surrey Council to adopt and continue the twinning agreements.

2.4.2 Seeking the agreement of a suitable community group/charity to adopt the twinning agreements.

2.5 The Working Group noted that this issue would be common across all predecessor councils in Surrey and suggested that it would be beneficial to ask that the matter be considered at a forthcoming meeting of Surrey Leaders' Group, to seek feedback on the potential routes forward.

Community group involvement.

2.6 The Working Group identified that Surrey Stands with Ukraine and the Epsom Town Twinning Association were community organisations which may be interested in adopting the twinning agreements for Bucha and Chantilly respectively. It was felt that it might be appropriate to invite representatives of those groups to a future meeting of the working group if the feedback from Surrey Leaders' Group indicated that East Surrey Council would not be minded to adopt the existing twinning agreements.

2.7 The possibility of a single community group adopting both agreements was also raised.

Funding.

2.8 The Working Group noted that clarity would be required on funding of twinning arrangements, whether the agreement(s) were to be held by East Surrey Council or a community group. Currently the Chantilly arrangement receives no funding from EEBC.

3 Further updates and next steps

3.1 Subsequent to the Working Group's meeting, this matter has been raised with the Surrey Leaders Group and has been identified for further officer investigation prior to the autumn 2026 cycle of predecessor and shadow Council meetings.

3.2 The Working Group has agreed that its next meeting will be held on 23 July, which will dovetail with this work. Before that takes place, members are invited to consider seeking a steer from the next Full Council meeting to determine whether it wishes this Committee and the Working Group:

i. to take no further action,

ii. for the Working Group to continue to explore the proposed new twinning arrangement with Bucha and transfer of the existing twinning arrangement with Chantilly, or

iii. to invite East Surrey Council to consider the existing Chantilly twinning and Bucha's proposal directly post vesting day.

3.3 Subject to which recommendation is passed, it is recommended that the Working Group be invited to provide a further report to the next meeting of this Committee to provide an update on the progress made.

4 Risk Assessment

Legal or other duties

4.1 Equality Impact Assessment

4.1.1 None.

4.2 Crime & Disorder

4.2.1 None.

4.3 Safeguarding

4.3.1 None.

4.4 Dependencies

4.4.1 None.

4.5 Other

4.5.1 None.

5 Financial Implications

5.1 There are no financial implications as a result of this report.

5.2 **Section 24 considerations:** There are no Section 24 implications in relation to the current town twinning arrangements and it is not anticipated that there would be any implications if it is agreed to proceed with a twinning agreement with the City of Bucha.

5.3 **Section 151 Officer's comments**: The report is for noting and there are no immediate financial implications arising at this stage. However, there are a number of points that Members should be aware of as listed below.

5.4 Whilst the current Chantilly twinning arrangement does not receive financial support from the Council, any future proposal could give rise to financial pressures depending on the model adopted.

5.5 Clarity will be required on the funding approach should East Surrey Council or an external community organisation assume responsibility for twinning arrangements. Any commitment of Council resources, whether direct or indirect, would need to be identified, costed and approved through the appropriate budget setting process.

6 Legal Implications

6.1 **Legal Officer's comments**: None arising from the content of this report.

7 Policies, Plans & Partnerships

7.1 **Council's Key Priorities**: The following Key Priorities are engaged:

- Effective Council

7.2 **Service Plans**: The matter is not included within the current Service Delivery Plan.

7.3 **Climate & Environmental Impact of recommendations**: None.

7.4 **Sustainability Policy & Community Safety Implications**: None.

7.5 **Partnerships**: The Working Group recognised the vital role that community groups provide in ensuring the success of town twinning arrangements and their potential to secure their future continuation.

7.6 **Local Government Reorganisation Implications**: Town twinning agreements held, managed or administered by the Council will end on 1 April 2027 unless they are adopted by a community group or East Surrey Council, as the borough area to which they relate along with the predecessor Council will cease to exist on that date. Twinning agreement that do not involve the Council should not be effected by vesting day.

7.7 To facilitate the continuation of any twinning arrangements beyond 1 April 2027, it will be necessary to secure the agreement of a community group or East Surrey Council prior to that date.

8 Background papers

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

Previous reports:

- Report to Strategy and Resources Committee, 17 March 2026.

Other papers:

- Article received from Lionel Blackman, published in the May issue of "Liberator" – ‘A Pact that goes beyond Ukraine’

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