

## **ESTABLISH TOWN HALL SITE MEMBER WORKING GROUP**

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

### **Summary**

To establish a cross party Member Working Group to explore proposals around the development/disposal of the current Town Hall site.

### **Recommendation (s)**

#### **The Committee is asked to:**

- (1) Establish a Strategy and Resources Member Working Group with terms of reference as set out in paragraph 2.2 of this report to take forward the work around the development/disposal of the current Town Hall site.**

## **1 Reason for Recommendation**

- 1.1 To provide the mechanism for a cross party Member Working Group to determine the Council's position on issues and proposals relating to the future of the existing Town Hall site. The outputs will result in reports back to the Strategy and Resources Committee, and in turn Full Council.

## **2 Background**

- 2.1 At its 13 July 2023 meeting, Committee agreed to the procurement of a specialist regeneration and development consultant to undertake option appraisals and a business case on proposals for the future of the existing Town Hall site.
- 2.2 It is anticipated that there will be workshops for the Working Group to progress to a recommendation which will be presented to the Strategy and Resources Committee and Full Council by the end of the year in line with the Annual Plan 2024/25.

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2.3 The working group will:

- Be briefed on national and local property markets;
- Provide a steer to the consultant team on the strategic objectives and priorities of the Council whilst allowing freedom for the consultants to explore all potential options;
- Be briefed on a long list of options for the site including delivery mechanisms, land ownership and potential capital realisation and then to advise the Strategy and Resources Committee on which options to shortlist; and
- Be briefed on the detailed assessment of each of the shortlisted options and advise the Strategy and Resources Committee on the preferable option.

2.4 The membership of the Working Group will be:

- The Leader of each Political Party/Group or their nominee.
- Chair of Strategy and Resources Committee (Chair of the Working Group)
- Chair or Vice Chair of Licensing and Planning Policy Committee.
- Substitute members are not permitted.

2.5 Key officers will be present at the Member Working Group with the consultant team.

2.6 The first meeting of the Member Working Group will take place in April 2024.

2.7 The Working Group will be disbanded following a decision on the future of the town hall site at Full Council.

### **3 Risk Assessment**

Legal or other duties

3.1 Equality Impact Assessment

3.1.1 None for this report

3.2 Crime & Disorder

3.2.1 None for this report

3.3 Safeguarding

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3.3.1 None for this report.

3.4 Dependencies

3.4.1 None for this report.

3.5 Other

3.5.1 None for this report.

### 4 Financial Implications

4.1 None for this report.

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

### 5 Legal Implications

5.1 Members are reminded that when discussing and offering their opinions regarding the future use of the Town Hall site that any decision taken will likely lead to a planning application, and should those same members be on Planning Committee at that time, comments and opinions made regarding the option that is chosen, will require them to ensure that whilst they may be predisposed toward one outcome or another, any evidence of predetermination exhibited during the considerations of the Working Group and beyond will preclude them from debating and voting on any such planning application.

5.2 **Legal Officer's comments:** None arising from the contents of this report.

### 6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged: Opportunity and Prosperity, Effective Council.

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

6.3 **Climate & Environmental Impact of recommendations:** None for this report

6.4 **Sustainability Policy & Community Safety Implications:** None for this report

6.5 **Partnerships:** None for this report.

### 7 Background papers

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

**Previous reports:**

# Strategy and Resources Committee

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- Town Hall Site, Strategy & Resources Committee 13 July 2023

<https://democracy.epsom-ewell.gov.uk/ieListDocuments.aspx?CId=132&MId=1476>

### **Other papers:**

- None