

Minutes of the Meeting of the STRATEGY AND RESOURCES COMMITTEE held at the Council Chamber, Epsom Town Hall on 25 September 2025

PRESENT -

Councillor Neil Dallen (Chair); Councillor Hannah Dalton (Vice-Chair); Councillors John Beckett, Kate Chinn, James Lawrence, Lucie McIntyre and Humphrey Reynolds

In Attendance: Councillor Alex Coley and Councillor Julie Morris (Items 19 - 24 only)

Absent: Councillor Jan Mason

Officers present: Jackie King (Chief Executive), Andrew Bircher (Assistant Director of Corporate Services), Cagdas Canbolat (Director of Corporate Services (S151)), Rod Brown (Head of Housing and Community), Ian Mawer (Head of Planning Policy and Economic Development), Andrew McGuire (Head of IT), Mark Shephard (Head of Property and Regeneration), Sue Emmons (Chief Accountant), Alex Awoyomi (Principal Solicitor), Oliver Nelson (Public Protection Manager) and Tim Richardson (Democratic Services Manager)

19 QUESTIONS AND STATEMENTS FROM THE PUBLIC

No questions or statements were received from members of the public.

20 DECLARATIONS OF INTEREST

Members made the following declarations in relation to items on the agenda for the meeting:

Epsom and Ewell Community Infrastructure Levy - Annual Funding Awards 2025

Councillor Hannah Dalton, Other Interest: Councillor Hannah Dalton declared that she had supported a CIL bid that had not been selected by the CIL Working Group for inclusion in this item but that it did not affect her ability to engage in the Committee's conversation on the report.

Epsom and Ewell Community Infrastructure Levy - Annual Funding Awards 2025

Councillor Kate Chinn, Other Interest: Councillor Kate Chinn declared that she had supported the submission of one of the CIL bids.

Epsom and Ewell Community Infrastructure Levy - Annual Funding Awards 2025

Councillor Lucie McIntyre, Other Interest: Councillor Lucie McIntyre declared that she signed (supported) one of the bids that was presented to the Committee but that she did not feel it would have any effect on the conversations or discussions to be held by the Committee.

Epsom and Ewell Community Infrastructure Levy - Annual Funding Awards 2025

Councillor Neil Dallen MBE, Other Interest: Other Interest: Councillor Neil Dallen informed the meeting that he had declared an interest in Neighbourhood project 1 (3rd Epsom Scouts community building) when it was considered by the CIL Working Group as he was involved in scouting, and had not participated in the debate at that meeting. Councillor Neil Dallen declared that he would not participate in the Committee's debate on the same item.

21 REVISED COMPLIANCE AND ENFORCEMENT POLICY

The Committee received a report asking it to note the outcome of the consultation and to consider the adoption of a revised compliance and enforcement policy.

The following matter was considered:

- a) **Renters Rights Bill.** The Public Protection Manager informed the Committee that the Renters Rights Bill was in the final stages of Parliamentary consideration and may necessitate further changes to the Compliance and Enforcement Policy within the next 12 months. If this was the case any required amendments would be brought back to the Committee for consideration. In response to a question from a Member, the Committee was informed that officers recommended proceeding with adoption of the Policy at the present time, given that consultation on it had already been undertaken and the potential delay before the Bill's effects are realized.

Following consideration the Committee unanimously resolved to:

- (1) Agree to adopt the revised Compliance and Enforcement policy as set out in Appendix 1 to the report.**
- (2) Agree to nominate and authorise the Head of Housing and Community to make any future amendments of an administrative nature (updates to legislation, role changes, constitutional changes).**

22 LAHF3 - REVIEW

The Committee received a report seeking approval to utilise £50,000 of the funding allocated to the LAHF3 programme, in order to facilitate the renovation of a Town & Country Housing (TCH) property in Epsom and thereby ensure the property can continue to be utilised for settled accommodation by applicants nominated from the Council's housing register.

The following matters were considered:

- a) **Legal Agreement and Investment Protection.** The Head of Housing and Community informed the Committee of a correction to paragraphs 5.1 and 7.2 of the report as TCH had requested that a Council veto on the future sale of the property be excluded from the legal agreement. The Committee was informed that the legal agreement would ensure the council's £50,000 investment is repaid, with an uplift reflecting any increase in property value, should the property be sold in the future.
- b) **Programme Delivery and Risk of Repayment.** In response to a question from a member, the Head of Housing and Community informed the Committee that any unspent funds would be returned to the Ministry on a pro-rata basis. The Committee noted that current property purchases had been at or below the per-unit funding allocation and that as a result there was not a risk of having to return funds which had been used.

Following consideration the Committee unanimously resolved to:

- (1) **Authorise the sum of £50,000 from the funding allocated to the LAHF3 programme, to be spent to facilitate the renovation of a 3-bedroom Town & Country Housing property in Epsom.**
- (2) **Nominate and authorise the Director of Environment, Housing and Regeneration to negotiate and sign the relevant legal agreements associated with the Grant, further to consultation with the Chair of Strategy and Resources and the Council's chief financial and chief legal officers.**

23 PLANNING SOFTWARE PROCUREMENT

The Committee received a report setting out the case for renewing the Council's planning software contract with Idox Software Ltd. The IDOX Uniform system currently in use supports a wide range of essential planning and regulatory functions.

The following matters were considered:

- a) **Base budget definition.** In response to a question from a Member, the Director of Corporate Services and S151 Officer informed the Committee that this item was included in the current year's budget.
- b) **Procurement timeframe.** In response to a question from a Member, the Head of ICT informed the Committee that procurement planning for this contract had begun prior to the announcement of Local Government Reorganisation (LGR), and that at time the intention had been to remain with this supplier. The Committee was also informed that discussions with other authorities were ongoing to ensure alignment post LGR.
- c) **Award of contract.** In response to a comment from a councillor, the Chair and Head of ICT reassured the Committee that the circumstances for the award of this contract were different to those of the award of the HR software contract.

Following consideration the Committee unanimously resolved to:

- (1) **Approve the procurement of the Uniform software suite from IDOX Software Ltd for a further three years.**

24 EPSOM AND EWELL COMMUNITY INFRASTRUCTURE LEVY - ANNUAL FUNDING AWARDS 2025

The Committee received a report presenting the recommendations of the CIL Working Group.

The following matters were considered:

- a) **Gibraltar Recreation Ground Strategic CIL project – revenue money.** The Chair informed the Committee that there was a prerequisite requirement of £500,000 revenue funding for this project. The Chair informed the Committee that this matter would not be discussed at this meeting, but that it would be presented to a future meeting of the Committee if the Strategic CIL funding was approved by the Committee.
- b) **Strategic Bid 2 – ANPR Surrey Police.** Members of the Committee debated the funding request from the Police and Crime Commissioner (PCC) for this project. Members expressed the view that this project should be funded by the PCC, but noted that if the Council did not contribute to it this might not take place. The Committee noted the CIL Member Working Group's recommendation that partial funding of up to 50% be granted subject to PCC funding for the remaining amount.
- c) **Strategic Bid 4 – Parks recreation and play for young people and families.** In response to a question from a Member, the Head of Planning Policy and Economic Development informed the Committee that following the meeting of the CIL Working Group it had been confirmed that there was no match funding for this project. Accordingly, it's scoring of 8 remained unchanged from that allocated by the Working Group.

In response to a question from a Member, the Chair informed the Committee that the scope of project covered 8 parks within the Borough.

- d) **Strategic project 5 (Gibraltar Recreation Ground – Centre of Sporting Excellence).** Members of the Committee debated the scope of this project and whether there was a possibility of it conflicting or competing with the proposed Hook Road Arena Centre of Sporting Excellence. In response to a question, the Head of Planning Policy and Economic Development informed the Committee that the Local Plan was currently going through the process of examination and that the Hook Road Arena dwellings and sporting facilities were not due to be delivered within the first 5 years of the Plan, if approved.

In response to a question regarding the delivery of a Gibraltar Recreation Ground Centre of Sporting Excellence, the Chair informed the meeting that he thought it was likely that this would continue after Local Government Reorganisation, but that it was not possible to guarantee due

to the number of unknowns. The Committee noted that the Gibraltar Recreation Ground project would require both planning permission and provision of revenue funding before it could proceed.

- e) **Neighbourhood project 2 (Cattle Arch/Under-Rail Tunnel).** In response to a question from a Member, the Head of Planning Policy and Economic Development informed the Committee that the project proposed works to the highway land under the tunnel, but not to the structure of the tunnel, which was owned by Network Rail. It was noted that the ownership of the highway land would be confirmed if the project was approved by the Committee.

The Committee considered each project individually, and accordingly:

Unanimously resolved:

- (1) To approve Strategic project 1 (Ash Dieback Essential Safety Works and Treescape Restoration).**

With an initial tie of two votes for, two votes against and one abstention, the committee resolved via the Chair's casting vote:

- (2) To approve Strategic project 2 (ANPR Surrey Police).**

Unanimously resolved:

- (3) To approve Strategic project 3 (B284 Ruxley Lane, West Ewell, Epsom - Road Safety Scheme).**

- (4) To approve Strategic project 4 (Parks recreation and play for young people and families).**

With one vote for, two votes against, three abstentions and the Chair not voting resolved:

- (5) That Strategic project 5 (Gibraltar Recreation Ground – Centre of Sporting Excellence) is not approved.**

With six votes for and one abstention resolved:

- (6) To approve Neighbourhood project 1 (3rd Epsom Scouts Community Building).**

Unanimously resolved:

- (7) To approve Neighbourhood project 2 (Cattle Arch/Under-Rail Tunnel).**
(8) To approve Neighbourhood project 3 (Wheels for Epsom)
(9) To approve Neighbourhood project 4 (Horton Country Park Path Restoration)

(10) To approve Neighbourhood project 5 (The Library of Things)

(11) To approve Neighbourhood project 6 (Linden Bridge School – Road Safety Outside School Scheme)

25 CHARITABLE TRUSTS

The Committee received a report requesting it to consider the future operation of the Chuter Ede Trust Funds and the Elizabeth Welchman Trust Fund.

The following matter was considered:

- a) **Name of funds.** In response to a question from a Member, the Assistant Director of Corporate Services informed the Committee that a request would be made to the Charity Commission for approval to transfer the funds to the Epsom and Ewell Community Fund for uses similar to their original purpose. It was hoped that would enable the funds to be ringfenced with a name associated to their original source.

Following consideration the Committee unanimously resolved to:

- (1) Support investigation into the transfer of the assets of the Chuter Ede Trust Funds to the Epsom and Ewell Community Fund.**
- (2) Authorise the closure of the charity trust funds with the Charity Commission, if the Charity Commission approve the transfer.**
- (3) Authorise spending the remaining balance of the Elizabeth Welchman fund and thereafter Authorise the closure of the charity trust fund.**
- (4) Nominate and authorise the Assistant Director of Corporate Services, in consultation with the Director of Corporate Services and Head of Legal Services to take all necessary steps to bring into effect the recommendations resolved by this Committee.**

26 GOVERNMENT CONSULTATIONS

The Committee received a report providing details of two government consultations responded to since the last meeting.

The Committee asked that it's thanks to officers for their work to respond to the consultations be recorded.

Following consideration the Committee unanimously resolved to:

- (1) Note the consultation responses.**

27 TITLE RESTRICTION - SOUTHFIELD PARK PRIMARY SCHOOL

The Committee received a report asking it to consider a request from Surrey County Council to release its land from a Land Registry title restriction registered by EEBC to protect the former EEBC land from non-educational use.

The following matters were considered by the Committee:

- a) **Risk of future disposal.** In response to a question from a Member, the Head of Property and Regeneration informed the Committee that it was his understanding that if an Academy ceased to exist, any land granted to it by an Education Authority would returned to that authority.
- b) **Reason for urgent decision.** In response to a question from a Member, the Head of Property and Regeneration informed the Committee that the Committee's decision on this matter was considered to be urgent to enable the completion deadline of 1 October 2025 to be met.

Following consideration the Committee unanimously resolved to:

- (1) Approve the proposal to terminate the Pre-Emption Agreement and thereby remove the restriction from Surrey County Council's Land Registry title.**

Note: In the opinion of the Chief Executive and in accordance with the [Paragraph 14.2 of Annex 4.6 of the Operating Framework \(Overview, Audit and Scrutiny\)](#) the decision on this item was considered to be urgent and was not subject to call-in.

28 COUNCIL REFERRED MOTION

The Committee received a report presenting a Motion referred to it at the Meeting of the Full Council on 22 July 2025.

The following matters were considered:

- a) **Proposed amendment.** Councillor James Lawrence **PROPOSED** and Councillor Kate Chinn **SECONDED** the following amendments to the recommendation of the report:

“(1) Reduce the property income equalisation reserve to £5.9 million and the interest equalisation reserve to £600K with the surplus being allocated to capital reserves.

(2) Urgently dispose of 70 East street and any underperforming council owned commercial properties identified in the forthcoming asset review and the capital receipts to be paid into capital reserves.

(3) Proactively use our increased capital reserves for an accelerated 2026/27 capital programme to address needs in the EEBC Building Asset Management Plan 2020 to 2030.

Following consideration, the Committee voted on the proposed amendment. There were 2 votes for and 4 votes against the proposed amendment and accordingly it was **LOST**. The Committee then returned to the consideration of the substantive recommendation contained within the report.

The Committee resolved with five votes for, 1 vote against and 1 abstention to:

- (1) Note the Motion and agree that no action be taken on any of the items within it, having considered the advice as set out in the report.**

29 MINUTES OF PREVIOUS MEETING

The Committee confirmed as a true record the Minutes and Restricted Minutes of the Meeting of the Committee held on 15 July and authorised the Chair to sign them.

30 EXCLUSION OF PRESS AND PUBLIC

The Chair proposed a motion that the Press and Public be excluded from the meeting in accordance with Section 100A (4) of the Local Government Act 1972 on the grounds that the business involved the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act (as amended) and that pursuant to paragraph 10 of Part 2 of the said Schedule 12A the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

The Committee unanimously agreed the motion as set out by the Chair.

31 FACILITIES MANAGEMENT CONTRACT

The Committee received a report requesting it to agree to take forward the renewal of a facilities Management contract.

The matters that were considered by the Committee in relation to this item following the exclusion of the Press and Public is recorded in a separate (not for publication) restricted minute.

Following consideration the Committee unanimously resolved to:

- (1) Approve the extension of contract to Rydon Maintenance Ltd for the facilities management at Epsom and Ewell Council for the next two years, being the final contract extension allowable under the current contract; and**
- (2) Nominate and authorise the Head of Property and Regeneration to take forward the necessary steps to complete the award of contract.**

The meeting began at 7.30 pm and ended at 9.06 pm

COUNCILLOR NEIL DALLEN (CHAIR)