

## **REPAIR AND RENEWALS REVIEW**

**Head of Service:** Ian Dyer, Head of Operational Services  
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**Wards affected:** College Ward; Town Ward; Woodcote and Langley Vale Ward;  
**Appendices (attached):**

### **Summary**

To inform the Conservators of the current position of the Working Balance and Repairs and Renewals Reserve, report on recent and planned improvement works across Epsom and Walton Downs and seek approval to allocate funding towards the resurfacing of the Viewpoint Car Park.

### **Recommendation (s)**

#### **The Conservators are asked to:**

- (1) Note the current position of the Working Balance and Repairs and Renewals Reserve.**
- (2) Note the recent and planned expenditure on improvements to Epsom and Waltons Downs.**
- (3) Approve expenditure of £75,000 to fund resurfacing works to the Viewpoint Car Park, Grandstand Road.**

## **1 Reason for Recommendation**

- 1.1 At the annual budget setting meeting, officers realigned budgets to better reflect current operational needs. This included reducing fuel budgets, lowering the annual contribution to the Repairs and Renewals Reserve, and increasing the projected income from Mobile Catering. These adjustments have enabled additional investment in priority areas such as improvements to the Cinder Track in partnership with the Jockey Club each contributing £10,000 towards track resurfacing, £4,000 for 10 new litter bins and a £2,000 budget for additional signs, all of which are essential to support the effective day-to-day management of the Downs.
- 1.2 The Epsom & Walton Downs Conservators make an annual contribution to the Repairs and Renewals Reserve, which currently has a balance of £26,352. When combined with the current working balance of £89,075, this provides a total of £115,427 available for allocation towards specific improvement projects across the Downs.

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- 1.3 It is proposed to allocate £75,000 of this available funding towards the reconstruction and resurfacing of the Viewpoint Car Park.

## 2 Car Park Improvement Proposal

- 2.1 The proposed works will focus on the reconstruction and resurfacing of the Viewpoint Car Park, within the available budget of £75,000. While there is a recognised need to improve the Downskeepers Hut, Tea Hut and Mile Post/7th Furlong car parks, the current funding is sufficient to deliver a full scheme at one site only. The recommended approach is therefore to prioritise the Viewpoint Car Park and complete the works to a high standard, rather than undertaking partial improvements across multiple locations.
- 2.2 The works will include preparation of the existing sub-base through scraping, shaping and compaction, followed by the installation of a dense binder course to provide structural strength. A close-graded surface course will then be applied in accordance with BS EN 13108, creating a fully tarmacked, sealed finish suitable for public use. This final surface provides a smooth, durable and weather-resistant wearing course, protecting the underlying structure and ensuring the car park performs effectively over the long term. The works will be undertaken using appropriate plant, labour and materials, with safety barriers installed to ensure public safety during construction. Upon completion, the site will be left clean, tidy and fit for purpose.
- 2.3 This approach represents the most effective use of the available budget, ensuring a high-quality, long-lasting asset while minimising future maintenance requirements.

## 3 Risk Assessment

Legal or other duties

### 3.1 Equality Impact Assessment

- 3.1.1 No adverse impacts have been identified. The proposed improvements will enhance accessibility and usability of the Viewpoint Car Park, supporting inclusive access to the Downs for all visitors.

### 3.2 Crime & Disorder

- 3.2.1 The proposals are not expected to have a direct impact on crime and disorder. However, improving the condition and usability of the car park may contribute positively to perceptions of safety and reduce the likelihood of anti-social behaviour associated with poorly maintained spaces.

### 3.3 Safeguarding

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3.3.1 There are no safeguarding implications arising directly from the proposed works.

## 3.4 Dependencies

3.4.1 Delivery of the works will be dependent on contractor availability, suitable weather conditions and effective project scheduling. Temporary disruption to access will need to be managed to minimise inconvenience to visitors.

## 3.5 Other

3.5.1 None

## 4 Financial Implications

4.1 The estimated cost of the proposed works is £75,000. It is proposed that this is funded through use of the Working Balance and a drawdown from the Repairs and Renewals Reserve. The current combined available balance of the Working Balance and Repairs and Renewals Reserve is £115,427 which represents 22% of the 2026/27 net budget. Approval of this expenditure will reduce the available balance to £40,427, which represents 8% of net budget.

4.2 Historically the reserves have been maintained at an approximate 60:40 split between working balance and repairs and renewals. The proposed use of the reserves is shown in the table below:

<b>Reserve</b>	<b>Current balance</b>	<b>Proposed drawdown</b>	<b>Remaining balance</b>	<b>Proportion of total</b>
<b>Working balance</b>	89,075	(65,000)	24,075	60%
<b>Repairs &amp; renewals</b>	26,351	(10,000)	16,351	40%
<b>Total</b>	<b>115,426</b>	<b>(75,000)</b>	<b>40,426</b>	<b>100%</b>

4.3 The proposed scheme represents a planned and proportionate use of the funds to address essential infrastructure works. Delivery of a full reconstruction, including both the binder and surface courses, ensures that the car park is completed to a durable, adoptable standard. This approach reduces the likelihood of recurrent maintenance costs and avoids the need for further short-term remedial works.

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- 4.4 While other car parks on the Downs also require improvement, allocating funding to deliver a complete scheme at a single site represents better value for money than undertaking partial works across multiple locations, which would be likely to require additional investment in the near future.
- 4.5 Total reserve balances over the past 10 years have averaged £90,000, dropping to a low of £65,000 at the end of March 2024. The 2026/27 budget includes a contribution to reserves of £3,500 and any surplus position at year end will also be transferred. The remaining reserve balance will provide a degree of flexibility to respond to future maintenance requirements and unforeseen expenditure. Proposals to restore reserve balances could include charging for use of the improved car park.
- 4.6 **Section 151 Officer's comments:** The proposed works should result in lower maintenance costs for the Viewpoint Car Park but will result in a significant reduction in available reserves. Conservators need to decide whether the benefit of these works justifies the reduction in reserves and consider ways in which reserve levels can be restored, to ensure adequate contingency against future risks.

## 5 Legal Implications

- 5.1.1 The Conservators have a statutory duty under the Epsom and Walton Downs Regulation Act to manage, maintain and preserve the Downs for public use and enjoyment. This includes ensuring that key infrastructure, such as car parks, is safe, functional and fit for purpose.
- 5.1.2 The proposed resurfacing of the Viewpoint Car Park supports these duties by maintaining essential visitor infrastructure, improving safety, and enabling continued access to the Downs. Failure to address the current condition of the car park could result in further deterioration, increased maintenance costs and potential risks to public safety, which would be inconsistent with the Conservators' responsibilities under the Act.
- 5.1.3 While other car park sites also require improvement, prioritising the Viewpoint Car Park ensures that available resources are used effectively to deliver a complete and durable scheme, in line with the Conservators' duty to manage the Downs in a sustainable and responsible manner.

5.2 **Legal Officer's comments:** None save as detailed above.

## 6 Policies, Plans & Partnerships

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

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- **Green & Vibrant:** The proposed works contribute to maintaining clean, safe and attractive public open spaces and support the effective design and upkeep of the Downs as a valued environmental and recreational asset.
- **Safe & Well:** The resurfacing of the Viewpoint Car Park will improve safety for residents and visitors by addressing uneven and deteriorating surfaces, reducing trip hazards and supporting a more secure environment.

The proposals support continued access to and enjoyment of the Downs, ensuring that key infrastructure remains fit for purpose.

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

**Climate & Environmental Impact of recommendations:** The resurfacing works will improve drainage and surface condition, reducing the potential for water pooling and surface degradation. By delivering a durable, long-lasting surface, the scheme reduces the need for repeated short-term repairs, thereby minimising the environmental impact associated with future maintenance activities.

6.3 **Sustainability Policy & Community Safety Implications:** None

6.4 **Partnerships:** All work is undertaken in partnership with the Jockey Club, Training Grounds Management Board and Mobile Vending operators.

6.5 **Local Government Reorganisation Implications:** None

## 7 Background papers

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

### **Previous reports:**

- None

### **Other papers:**

- None