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Minutes of the Meeting of the STRATEGY AND RESOURCES COMMITTEE held at the Council Chamber, Epsom Town Hall on 14 July 2026

PRESENT:
Councillor Neil Dallen (Items 1-6 and 8-9 only) (Chair); Councillor Hannah Dalton (Vice-Chair); Councillors John Beckett, Kate Chinn, James Lawrence (as nominated substitute for Councillor Alex Coley), Steven McCormick (as nominated substitute for Councillor Shanice Goldman), Phil Neale (as nominated substitute for Councillor Robert Leach) and Humphrey Reynolds

In Attendance:
Clare Chester (Consultant) (items 1-5 only) and Clare de Bathe (items 1-5 only)

Absent:
Councillor Alex Coley, Councillor Shanice Goldman and Councillor Robert Leach

Officers present:
Jackie King (Chief Executive), Cagdas Canbolat (Director of Corporate Services (S151)), Piero Ionta (Head of Legal Services and Monitoring Officer), Ian Mawer (Head of Planning Policy and Economic Development), Mark Shephard (Head of Property and Regeneration) and Tim Richardson (Democratic Services Manager)

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1 QUESTIONS AND STATEMENTS FROM THE PUBLIC

A member of the public submitted a written question prior to the meeting to which a written response had been given by the Chair and attached as a supplement to the agenda.

The member of the public asked a supplementary question at the meeting. The Chair informed the member of the public that written a response to the supplementary question would be provided following the meeting.

The committee received two statements from members of the public. One statement related to town twinning with Bucha, Ukraine and one statement related to the stepping stones and proposed footbridge over the Hogsmill River.

2 DECLARATIONS OF INTEREST

Members of the committee made the following declarations in relation to items on the agenda:

Questions and Statements from the Public

Councillor Neil Dallen MBE, Other Interest: Councillor Neil Dallen declared that he knew Greg Sturmer and Roy Deadman, who had addressed the committee during this item, but that this did not affect his decision.

Declarations of Interest

Councillor James Lawrence, Other Interest: Councillor James Lawrence declared that he is a member of the Audit and Scrutiny Committee and that he would not be able to participate in any items considered at this meeting that were called in by the Audit and Scrutiny Committee for scrutiny.

Declarations of Interest

Councillor Phil Neale, Other Interest: Councillor Phil Neale declared that he is the Vice-Chair of the Audit and Scrutiny Committee and that it did not affect or predetermine any of his decisions at this meeting.

Declarations of Interest

Councillor Steven McCormick, Other Interest: Councillor Steven McCormick declared that he is a member of the Audit and Scrutiny Committee and that he would not be able to participate in any items considered at this meeting that were called in by the Audit and Scrutiny Committee for scrutiny.

Epsom and Ewell Community Infrastructure Levy - Annual Funding Awards 2026

Councillor John Beckett, Other Interest: Councillor John Beckett declared that he is a Surrey County Councillor and that several of the CIL bids related to Surrey County Council initiatives. Councillor Beckett declared that he did not have a personal or prejudicial interest in these items and that he would not withdraw from the debate upon them.

Epsom and Ewell Community Infrastructure Levy - Annual Funding Awards 2026

Councillor Neil Dallen MBE, Other Interest: Councillor Neil Dallen declared that he had an interest in a number of CIL bids and would recuse himself for this item and leave the room for it's duration.

Epsom and Ewell Community Infrastructure Levy - Annual Funding Awards 2026

Councillor Phil Neale, Other Interest: Councillor Phil Neale declared that he sat as a member of the Community Infrastructure Levy Working Group but was not predetermined on any of the schemes.

Epsom and Ewell Community Infrastructure Levy - Annual Funding Awards 2026

Councillor Steven McCormick, Other Interest: Councillor Steven McCormick declared that he is a Surrey County Councillor but that he had a clear and open mind to the CIL bids which related to Surrey County Council and was not predetermined.

3 MINUTES OF PREVIOUS MEETING

The committee confirmed as a true record the Minutes of the Meeting of the committee held on 17 March 2026 and the Chair signed them.

4 2025-26 PROVISIONAL FINANCIAL OUTTURN

The Committee received a report summarising 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.

The following matters were considered:

a) **Period covered by data – Hardwicks Yard.** In response to a question from a member, the Director of Corporate Services and S151 Officer informed the committee that the provisional outturn report was backward-looking and covered the period to 31 March 2026. An update on Hardwicks Yard playground could be provided to the member following the meeting.

b) **Quarter 1 financial reporting.** In response to a question from a member, the Director of Corporate Services and S151 Officer informed the committee that Quarter 1 financial reporting would be presented to the Audit and Scrutiny Committee for consideration.

c) **Capital programme underspend.** In response to a question from a member, the Director of Corporate Services and S151 Officer provided the committee with an overview of the Section 24 requirements placed on the council as a result of Local Government Reorganisation. The committee was informed that a number of projects would not need shadow authority approval but that in cases where such approval was required, there were process to facilitate this.

d) **Temporary accommodation.** In response to a question from a member, the Director of Corporate Services and S151 Officer informed the committee of the actions taken to address a past structural deficit in the budget for temporary accommodation. The Chair informed the committee

that the matter was reviewed regularly and would be brought back to the committee if necessary.

e) **Property acquisition.** In response to a question from a member, the Director of Corporate Services and S151 Officer informed the committee that the council's facility to borrow money for property acquisitions was only used when the council decided to undertake an acquisition. There was no cost or charge to the council for having this facility available to it. Due to LGR, the council would not be undertaking any further property acquisitions.

Following consideration, the Committee resolved with 7 votes for and one vote against 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.

5 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 and Priority 7, relating to Bourne Hall Museum Service.

It was noted that appendix 5 to the report had been published as a supplement to the agenda and provided a year 2 business plan for Bourne Hall Museum.

The following matters were considered:

a) **Bourne Hall library.** In response to a question from a member, the Committee noted that LGR would provide new opportunities for integration with the library service.

b) **Bourne Hall Museum year 2 costs.** A member of the committee asked a question regarding the costs listed in Appendix 5 to the report for museum year 2. The Chief Executive informed the committee that the estimates for museum year 2 were presented to the committee for information and were not for decision at this time. The year 2 costs would be considered

by East Surrey Council at a later date if the committee approved the year 1 proposal at this meeting.

c) **Playhouse lighting.** A member of the committee asked a question regarding the works to the playhouse stage and house lighting, identifying that there was a difference between the information contained in Table 3 of Appendix 1 of this report and the 2025-26 Provisional Financial Outturn report earlier on the agenda. The Director of Corporate Services and S151 officer clarified that there was a typing error in Table 3 of Appendix 1 which should read "2025/26" rather than "2024/5". The officer would look into the matter and update the committee following the meeting if necessary.

d) **Playhouse charitable trust.** The committee noted that it was being requested to consider a direction of travel for the Playhouse at this meeting and that a decision on whether to fully approve the transition to a charitable trust operating model for the venue would be taken at a later meeting of the committee or East Surrey Council.

e) **Community and Wellbeing Centre.** A member of the committee asked a question regarding the Community and Wellbeing Centre site. The committee noted that the report proposed exploring the rationalisation of part of the site. The Chair informed the committee that this was unlikely to be completed before vesting day for East Surrey Council, but that the committee was being asked to provide a direction for East Surrey Council's future consideration.

f) **Motion to defer.** Councillor Steven McCormick PROPOSED and Councillor Kate Chinn SECONDED that the item be deferred to the next meeting of the Committee.

Following consideration of this motion, the committee resolved by the Chair's second vote in accordance with CPR 18.7 of Appendix 1 of the Constitution (with the previous voting being tied with 4 votes for and 4 votes against) that the motion was LOST. The Committee then returned to consideration of the recommendations contained within the report.

Following consideration of the above matters, the committee resolved by the Chair's second vote in accordance with CPR 18.7 of Appendix 1 of the Constitution (with the previous voting being tied with 4 votes for and 4 votes against) to:

(1) Note the updates contained within both this report and the Community Asset Review June 2026 (Appendix 2 to the report).

(2) Approve the strategic direction for the three key assets, namely;

(2.1) Bourne Hall, Ewell - development of an integrated civic and cultural hub held by a local authority, improving connectivity between the library, museum, café, events and community functions.

(2.2) The Playhouse, Epsom – commence preparatory transition work towards an independent charitable trust operating model, supported by targeted investment to improve flexibility, programming and commercial performance.

(2.3) Community & Wellbeing Centre, Ewell - partnership-led delivery model, with rationalisation of the site and consideration of future co-location opportunities where appropriate.

(3) Note the update on Bourne Hall Museum and approve the recommendation of the Community & Wellbeing Committee, for an initial investment of £125,000 in this financial year (Year 1) as set out in the attached business case (Appendix 3 to the report) and approve £125,000 for a further investment in year 2 that will be built into a future business case for the wider Bourne Hall, noting the requirements of the section 24 Local Government and Public Health Involvement Act 2007 direction.

(4) Agree to combine the workstreams supporting Priority 4 (Community Asset review) and Priority 7 (Museum Service Review) to achieve best value, best use of resources and to ensure a comprehensive and integrated approach.

(5) Agree a capital budget of £3m for capital investment to deliver critical works aligned to the priorities set out in the Community Asset Review, with a detailed business plan to return to the relevant Committee for approval, noting the requirements of the section 24 Local Government and Public Health Involvement Act 2007 direction

(6) Approve a budget of up to £80,000 to support the development of the detailed business plan for (5) above, noting the requirements of the section 24 Local Government and Public Health Involvement Act 2007 direction.

(7) Note a package of operational 'quick wins' will be delivered in line with the approach set out in the Community Asset Review, subject to resource and funding availability. Should further funding be required, this will be developed into a future funding request.

(8) To recommend to the East Surrey Shadow Authority that any consent required to comply with the section 24 direction be provided to any of the relevant budgetary decisions as set out above.

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

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

The following matters were considered:

a) **70 East Street.** In response to a question from a member, the Chair informed the Committee that 70 East Street had not been purchased by Laine Theatre Arts.

b) **Parking.** The Chair informed the committee that further work to consider residents' parking and Rainbow Centre car parking would be undertaken if the committee approved the recommendations of the report.

c) **Correction to report.** In response to a question from a member, the Head of Property and Regeneration informed the committee of a correction to paragraph 4.7 of the report with the wording "£250,000" corrected to "£150,000".

d) **Corporate Project Reserves.** In response to a question from a member, the Director of Corporate Services and s151 Officer informed the committee that the current level of the corporate project reserve was around £1.7m and that it had no minimum level. The Director informed the committee that the capital receipts reserve had a minimum level of £1m and that the working balance reserve had a minimum level of £1.5m

Following consideration, the committee resolved with 5 votes for, 1 votes against and 2 abstentions 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.

7 EPSOM AND EWELL COMMUNITY INFRASTRUCTURE LEVY - ANNUAL FUNDING AWARDS 2026

In response to a question submitted to the Chair in advance of the meeting by a member of the committee, the Chair informed the committee that a report regarding Hook Road Arena would be presented to the next meeting of the Full Council.

The Chair left the meeting for the duration of the item and did not participate in the debate or vote on this item. The Vice Chair chaired the meeting for the duration of this item.

The committee received a report presenting strategic and neighbourhood Community Infrastructure Levy (CIL) bids that had been recommended for approval by the CIL Member Working Group.

The following matters were considered:

a) **Correction to typographical error – Appendix 1:** The Head of Planning Policy and Economic Development informed the committee of a correction to the first page of Appendix 1 to the report. The text "£144,000 awarded to fund the cost of the bridge and a 20% contingency." in the MWG Funding recommendation column of the table was corrected to read: "£144,000 awarded to fund the cost of the bridge including a 20% contingency."

b) **Correction to typographical error – Table 3:** The Head of Planning Policy and Economic Development informed the committee of a correction to table 3 of the report. The bid request and MWG funding recommendation for Ebbisham Sports and Social Club's Facility improvement and sustainability project was corrected from "£13,622" to read "£13,662". This correction also amended the total neighbourhood CIL spending listed in the report from "£668,871" to "£668,911".

c) **Clarification of table 1 of report – New footbridge across the Hogsmill River.** The committee noted a clarification to table 1 of the report, that the proposed new footbridge across the Hogsmill River was not to replace the stepping stones.

d) **Strategic Project 1.** In response to a question from a member, the Head of Planning Policy and Economic Development informed the committee that Surrey County Council had provided funding for an earlier stage of the project and had identified that match funding may be available from Active Travel England.

e) **Strategic Project 3 – amended wording to paragraph 4 of the report.** The committee agreed to amend the wording of the summary of Strategic Project 3 (New footbridge across the Hogsmill River) in paragraph 4 of the report to "Construction of a new footbridge across the Hogsmill River to provide a safer, more inclusive river crossing." The committee also agreed to amend the wording of the MWG funding recommendation for the project to ""£144,000 awarded to fund the cost of the bridge including a 20% contingency"

f) **Neighbourhood Project - St Martins School playground development.** In response to a question from a member, the Head of Planning Policy and Economic Development informed the committee that he would highlight the recent removal of a playground facility from Wallace Fields school to the applicant.

Following consideration, the committee resolved with 6 votes for and 1 abstention to:

(1) Approve and ratify the funding recommendations of the CIL Working Group for each of the bids set out in paragraph 4 of the report, subject to the amendments to the wording of Strategic Project 3 – New Footbridge across the Hogsmill River which are detailed in bullet point e) of this Minute (above).

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

The Chair returned to the meeting prior to this item being considered by the Committee and chaired the meeting for the remaining items on the agenda.

The committee received a report asking it to agree the appointment of Members and a Chair to the Shareholder Sub Committee for the remaining period of the 2026-27 Municipal Year.

The Chair informed the committee that the nomination for the appointment of Councillor Shanice Goldman had been withdrawn and that accordingly a vote to select the members to be put forward for appointment was not required.

Following consideration, the Committee unanimously resolved to:

(1) Appoint the following Members and Chair for the Shareholder Sub Committee: Councillors Neil Dallen (Chair), John Beckett, Kate Chinn, Alex Coley and Hannah Dalton.

9 UPDATE FROM THE TOWN TWINING WORKING GROUP

The Committee received a report presenting an update from the Town Twinning Working Group.

It was noted that a letter of support for town twinning with Bucha had been received from Helen Maguire MP.

The following matters were considered:

a) **Amendment.** Councillor Kate Chinn proposed and Councillor Steven McCormick seconded the following amended recommendations:

"1) To approve in principle the objective of establishing a twinning arrangement between Epsom and Ewell and the city of Bucha in Ukraine.

2) The council to ask the working group to take this forward and clarify who is able to initiate and administer the twinning (both Chantilly and Bucha) and identify how it could continue after vesting day.

3) To invite the Working Group to provide a further report to the next meeting of this Committee."

Following consideration, the committee resolved:

- with 3 votes for, 4 votes against and 1 abstention that the amendment to recommendation 1 was not agreed;

- with 6 votes for, 1 abstention and the Chair not voting that the amendment to recommendation 2 was agreed;

- with unanimous approval that the amendment to recommendation 3 was agreed.

Following consideration, the committee moved to the vote on the substantive recommendations (as amended) and resolved with 6 votes for, 1 abstention and the Chair not voting:

(1) To note the update from the Town Twinning Working Group.

(2) The council to ask the working group to take this forward and clarify who is able to initiate and administer the twinning (both Chantilly and Bucha) and identify how it could continue after vesting day.

(3) To invite the Working Group to provide a further report to the next meeting of this Committee.

The meeting began at 7.12 pm and ended at 9.50 pm

COUNCILLOR NEIL DALLEN (CHAIR)