

**MINUTES** of the meeting of the **STRATEGIC INVESTMENT BOARD** held at 10.00 am on 30 October 2019 at County Hall, Kingston upon Thames, Surrey KT1 2DN.

These minutes are subject to confirmation by the Committee at its meeting on Thursday, 28 November 2019.

**Elected Members:**

Mr Mel Few  
 \* Dr Zully Grant-Duff  
 \* Mr Colin Kemp  
 \* Mr Tim Oliver

\*Present

**In attendance**

Sonia Sharma	Strategic Finance Manager
Paul Evans	Director of Law & Governance
Anna D'Alessandro	Director Corporate Finance
Peter Hopkins	Lead Asset Strategy Manager
Leigh Whitehouse	Executive Director for Resources

**13 APOLOGIES FOR ABSENCE [Item 1]**

An apology was received from Mr Mel Few.

**14 MINUTES OF THE PREVIOUS MEETING - 25 JUNE 2019 [Item 2]**

The Minutes of the meeting held on 25 June 2019 were approved as a correct record.

**15 DECLARATIONS OF INTEREST [Item 3]**

There were none.

**16 SOUTH RIDGE DEVELOPMENT (SRD) LLP - DEVELOPMENT FUNDING [Item 4]**

The Board considered a report that set out funding arrangements for initial developments and in conjunction with the Part 2 report, demonstrated why Council part financing of the first phase of developments would deliver best value to residents. Due to the commercial sensitivity of the funding arrangements, the financial and commercial details were covered in the Part 2 report.

Officers responded to Members detailed questions around risk, modelling, indicative rates and benefits to the council

**RESOLVED:**

1. That the Council should in principle seek to provide development funding to South Ridge Development Limited Liability Partnership

(LLP) at up to 50% of the total requirement, subject to approved Site Development Plans (SDPs) was agreed.

2. That actions are put in place to draw up a development funding agreement, including seeking external legal advice at an estimated cost of up to £10,000 was agreed.

**Reason for decision:**

The funding will enable the Limited Liability Partnership (LLP) to carry out development activity in line with the objectives agreed with the Council which include:

- To accelerate growth in terms of housing completion and jobs on Council owned assets
- To ensure that the LLP works to the benefit of all Surrey residents in terms of outcomes;
- To create profitable and transparent relationships with commercial enterprises which deliver financial and regeneration benefits;
- To capture financial benefits and the opportunities available to a dedicated delivery vehicle that can benefit from agile operating arrangements
- To maximise development and minimise risk to the Council by providing dedicated delivery arrangements and property and commercial expertise, bring scale and pace to the programme.

*Mr Tim Oliver left the meeting during discussion at 10.08am, for four minutes.*

**17 DISPOSAL OF AN ASSET IN THE MOLE VALLEY AREA [Item 5]**

The Board considered a report that described how terms had been agreed for the sale by Surrey County Council (SCC) of an asset in the Mole Valley District. Exempt details were contained in a Part 2 report.

In response to Member questions officers confirmed that:

- engagement with Homes England had been tried
- overage provision was contained in the Part 2 report
- the council would retain ownership of Park Lodge
- the council would retain access rights to the building

The Leader asked to be notified when this sale was to be made public.

**RESOLVED:**

The sale of an Asset in Mole Valley was approved.

**Reason for Decision:**

After a number of rounds of negotiation, as set out in the Part 2 report. This was considered to be the absolute maximum that a purchaser would be prepared to pay for the site.

The price was comfortably in excess of the optimal mixed use development scenario, which was appraised by Knight Frank LLP.

The price was comfortably in excess of the current asset assessed by Montagu Evans March 2019.

**18 EXCLUSION OF THE PUBLIC [Item 6]**

**RESOLVED:** That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting during conversation of the following items of business on the grounds that they involve the likely disclosure of exempt information under paragraph 1 of Part 1 of Schedule 12A of the Act.

**19 SOUTH RIDGE DEVELOPMENT (SRD) LLP - DEVELOPMENT FUNDING [Item 7]**

The Board considered a Part 2 report that contained information which was exempt from Access to Information requirements by virtue of paragraph 3 – Information relating to the financial or business affairs of any particular person (including commercially sensitive information to the bidding companies).

**RESOLVED:**

See Minute 16/19.

**Reason for decision:**

See [Exempt Minute E-14-19].

**20 DISPOSAL OF AN ASSET IN THE MOLE VALLEY AREA [Item 8]**

The Board considered a Part 2 report that contained information which was exempt from Access to Information requirements by virtue of paragraph 3 – Information relating to the financial or business affairs of any particular person (including commercially sensitive information to the bidding companies).

**RESOLVED:**

See [Exempt Minute E-15-19].

**Reason for Decision:**

See [Exempt Minute E-15-19].

**21 PUBLICITY FOR PART 2 ITEMS [Item 9]**

**RESOLVED:**

It was agreed that non-exempt information may be made available to the press and public, where appropriate.

Meeting ended at: 10.38 am

**Chairman**