

**STRATEGIC INVESTMENT BOARD
24 JULY 2023**

Members Questions:

Question (1) Catherine Baart

The current definition of Best Value used by SCC for its property and land sales can impact the ability of the county council to support borough and district councils in building more social housing when SCC has surplus land to sell.

The DLUHC is running a consultation currently on statutory guidance for local councils on Best Value Duty.

Please confirm that SCC has responded to the consultation and provide details of its response. Does SCC agree that the current definition of Best Value limits its ability to work with boroughs and districts to help them to build social housing, which would be of benefit to all residents in Surrey, on surplus county council land?

Reply:

The Council are drafting a response to the current DLUHC consultation, which closes on 15 August, details on the response can be shared once finalised. Consideration will be given to the impact of the Best Value definition on the council's ability to work collaboratively with Boroughs and Districts. An example of our intent to support this principle is the land sale to Tandridge DC for Social housing, the offer was below market value, and higher offers were received.

Tim Oliver
Leader of the Council
24 July 2023

Question (2) Jonathan Essex

Please provide a breakdown as to how many of the Halsey Garton Residential Ltd's 80 properties are currently rented out at social or affordable rents, and how many are at market rents and how many are vacant.

Reply:

Surrey County Council does not currently have an approved Cabinet Policy that includes a definition of either social or affordable rents. However, approximately 20% of the portfolio is let at rents that are below 80% of market value which is due to historical reasons when the properties transferred to HGR. The remaining properties are rented at market rent or close to market rent. Two properties have recently become vacant and are being prepared for market, although one requires major

refurbishment works. Furthermore, we are reviewing the current portfolio and exploring opportunities to support essential workers as a priority.

Natalie Bramhall
Cabinet Member for Property and Waste
24 July 2023