

## COMMUNITIES, ENVIRONMENT AND HIGHWAYS SELECT COMMITTEE

THURSDAY, 5 DECEMBER 2024

**MEMBER QUESTIONS**

M1	<p><b>Question from Councillor Baart</b></p> <p><i>“The Housing Affordability and Homes strategy calls for a stronger partnership approach to tackling issues of housing affordability and availability across the County.</i></p> <p><i>How does the county council view the requirement to achieve “best value” for property disposals (interpreted as the value achieved by sale on the open market) against the Housing Affordability and Homes strategy’s aim to achieve more affordable housing and homes for social rent in Surrey?</i></p> <p><i>In practice, what specific processes are in place to support this partnership approach when the county council’s property assets come up for disposal? For example, do borough and district councils, and housing associations receive sufficient notice of property coming up for disposal before the property goes on the open market?”</i></p> <p><b>Answered by Head of Economic Programmes &amp; Localities</b></p> <p>SCC is required to achieve best value for the disposal of assets through the open market, under s123 rules. There is currently no specific SCC policy for SCC assets to be first considered for sub-market housing. Bids for SCC assets are, however, considered in the round, with factors such as deliverability also taken into account. There are examples of SCC Cabinet having agreed the sale of an SCC asset to a district authority on this basis.</p> <p>Efforts are also made to make borough and district authorities aware of the proposed sale of SCC assets ahead of the property being launched onto the open market. There is currently an aspiration to strengthen these processes, and a SCC/D&amp;B Collaborative Asset Management Agreement is being proposed by SCC to more formally establish the optimal processes for the management and disposal of public assets, in line with SCC and borough and district priorities and objectives.</p> <p>Where SCC assets are disposed of for residential development, developers also need to comply with the affordable housing policies set within each borough and district Local Plans.</p>
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M2

**Submitted by Councillor Baart**

*“The recent rain has highlighted again there are “disruptive wetspots” across Surrey’s roads and pavements which always flood heavily and disruptively in heavy rain. These wetspots are not solved by routine drain jetting. Residents report the same wetspots over and over again but there is no change. Many of the wetspots near me mean pedestrians (including school pupils) have no choice but to walk through knee high water; also trunk roads such as the A23 at Salfords have to be closed, leading to widespread traffic jams.*

*Please can a list be shared of persistently disruptive wetspots on main pedestrian/vehicle routes for each division, where there is no reasonable alternative route. This will enable each county councillor to check the list is complete. Can this list then be updated with a date for each wetspot for an investigation of the underlying cause of persistently inadequate drainage, a plan to correct the issue and budget to carry out the necessary work.”*

**Answered by Assistant Director Highways, Network and Asset Management**

Due to Climate Change, the intensity and frequency of severe rainfall events is increasing causing more instances of flooding across the network. Some issues may only occur during high level events and the waters may naturally subside over a short period of time which may not necessarily require any interventions. Some issues can be improved through highway drainage improvements, but others require the input of multiple stakeholders which could include the Environment Agency, districts and boroughs or private landowners.

While Surrey Highways are aware of many locations of flooding and have plans in place to address them over the coming years, either through enhanced cleaning or improved drainage solutions we do not have a full picture of all of the issues.

We will be preparing a list of all current wetspots for each division highlighting the status of the wetspots, its proximity to schools etc. We anticipate this will be complete by the end of January. We will then contact all Councillors and to ask them to review the wetspots in their divisions and will be asking them to highlight any areas that are missing from our map, particularly where they impact routes to schools. The Asset Team will then review all of the sites, taking information from local stakeholders including schools as required. Current wetspots can be found on the interactive map [here](#) if Cllrs wish to familiarise themselves with the known wetspots in their area prior to being contacted.

Once we have the data from Cllrs, we anticipate that it will take approximately 6 months to review all new sites after which a revised wetspot list with revised priorities will be produced.