

## STRATEGIC INVESTMENT BOARD DECISIONS 30 OCTOBER 2019

### 1. SOUTH RIDGE DEVELOPMENT (SRD) LLP - DEVELOPMENT FUNDING

#### Details of decision

The following recommendations were agreed:

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.

### 2. DISPOSAL OF AN ASSET IN THE MOLE VALLEY AREA

#### Details of decision

The following recommendations were agreed:

The sale of an Asset in Mole Valley was approved.

#### Reasons 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.