

COUNCIL - 9TH FEBRUARY 2012

RECOMMENDATIONS OF THE EXECUTIVE

**Minute/
Page No.**

EXECUTIVE: 8TH DECEMBER 2011

83/293-4

REGENERATION OF MARKETFIELD WAY SITE IN REDHILL TOWN CENTRE [SEE ALSO MINUTE 89]

The Executive Member for Priority Places, Councillor Mrs Bramhall, introduced a report on proposals to redevelop Marketfield Way, a key site in the regeneration of Redhill town centre. The report set out relevant statutory powers, a summary of the challenges and vision for Redhill and the significance of the Marketfield Way site, and an indicative programme for redevelopment. The report also outlined the options open to the Executive, appraisals of the redevelopment options, financial, legal, equalities, risk management and other implications, consultation undertaken and policy framework considerations.

Three options were summarised in the report, but the preferred option was a retail led mixed use development comprising 5 retail units, a 7 screen multiplex cinema, 4 restaurants and 21 residential units. It was felt that this scheme would provide a leisure offer currently missing from the town, create a diverse evening economy and improve the range and quality of restaurants to attract more businesses and office staff.

The Executive were advised that there was strong interest from cinema operators, which would anchor the scheme. However, the report highlighted that, similar to leisure redevelopments in other areas, the value of the site may need to be reinvested to make the scheme viable.

Although the Council would not receive a capital receipt for the site, the improved retail offer would increase footfall and therefore improve the prosperity of the town centre. There was concern about sacrificing the site, and Members were keen to retain some interest or overage in the property if possible. It was noted that the recommendation sought to move the scheme forward and Officers would seek to secure the best option for the Council.

It was noted that consideration had been given to the impact on The Harlequin and options were being developed that would ensure the facilities were complimentary. The increased footfall was expected to be beneficial for The Harlequin.

RECOMMENDED that a capital budget of up to £120,000 be agreed to meet the costs of marketing the site, securing external legal advice and undertaking due diligence on prospective joint venture partners.

RESOLVED that:

- (i) option 1 (the retail-led mixed use scheme incorporating a cinema) be agreed as the preferred choice for the regeneration of the Marketfield Way site in Redhill town centre; and
- (ii) authority be given to the Head of Policy, Regeneration & Property to market the site with a view to securing a joint investment / development partner during the spring of 2012.

Reasons for Recommendation / Decisions: Redhill is one of the priority places identified within the Corporate Plan, with ambition for significant regeneration to improve the prosperity of the town. The preferred option will bring substantial economic and regeneration benefits to the town centre and the borough more widely.

Alternative Options

The following alternative options were considered and rejected:

- do nothing; or
- agree an alternative redevelopment option (retail and office, or retail and residential).

[Councillors Mrs. R.S. Turner left the meeting during the above item]

EXECUTIVE - 26TH JANUARY 2012

109/390-1 **BUDGET 2012/13**

A report was submitted with a proposed budget for 2012/13. The report set out relevant statutory powers and issues for the Executive to consider, namely the process being followed, the local government settlement, the level of Council Tax, savings and growth, function and human resource plans, the proposed budget (and reduction in revenue funding) and service delivery.

The report also outlined legal, financial and equalities implications, risk management considerations, consultation undertaken and policy framework issues. With regard to savings, the report had set out in Annex 1 detailed information on the community centre meals service. Additionally, an addendum was circulated at the meeting providing further information on the community centre meals service and pay discussions 2012/13.

Concerning the community centre meal service the addendum reported on the outcome of recent discussions with management committee representatives of the three community centres. The Horley and Woodhatch Centres had again confirmed they were ready to introduce new arrangements from 1st April 2012.

Agreement had not, however, been reached with Banstead and two outstanding issues involving on-going maintenance/safety checks to equipment and future savings were reported. In relation to these, the commitment and assurance being sought by the management committee were not supported by the Executive.

In relation to pay discussions, the addendum set out the background to and outcome of discussions with staff side representatives. The Executive Member for Better for Less (Councillor J.M. Ellacott) was thanked for his work in relation to the local pay negotiations.

RECOMMENDED that:

- (i) savings (including those relating to the community centre meals service) and growth as previously reported be approved;**
- (ii) a budget of £16,694,600 and resultant freeze in Council Tax be approved; and**
- (iii) the statement of the Chief Finance Officer at Annex 2 of the circulated report be noted.**

RESOLVED that:

- (i) the Chief Finance Officer be authorised to make any necessary technical adjustments to the budget and Council Tax demand proposed to Council arising from final budget refinements or changes to government grant; and**
- (ii) the proposed pay award for 2012/13 of a one-off, non-consolidated, payment of £430 to all staff (subject to the reported conditions) be endorsed.**

Reason for Decisions: The Council is required to set a budget by 11th March each year.

Alternative Options: To amend or reject any of the budget proposals.

110/391-4 **COUNCIL TAX SETTING 2012/13**

A technical report on the proposed Council Tax levels for 2012/13 was received by the Executive. The report set out relevant statutory powers, issues for consideration, options open to the Executive, legal, financial and equalities implications, consultation undertaken and policy framework considerations. The report took account of the agreed precepts from Horley Town Council and Salfords and Sidlow Parish

Council but not the (now known) likely precepts of the Surrey County Council and Surrey Police. On this basis the report provided an indication of the overall Band D Council Tax for 2012/13.

RESOLVED that the Chief Finance Officer be authorised to make any amendments to the Council Tax demands as might prove necessary as the result of changes to the estimated demands issued by preceptors on the Council's Collection Fund.

RECOMMENDED that:

(i) it be noted that, at its meeting on 15th December 2011, the Council calculated the following amounts for the year 2012/13, in accordance with regulations made under Section 33(5) and 34(4) of the Local Government Finance Act 1992:

(a) 59,403 being the amount calculated by the Council, in accordance with regulation 3 of the Local Authorities (Calculation of Council Tax Base) Regulations 1992, as its Council Tax base for the year.

(b) Part of the Council's area:

Horley Town Council	8,883
Salfords and Sidlow Parish Council	1,413
Reigate and Banstead Borough Council	59,403

Being the amounts calculated by the Council, in accordance with regulation 6 of the Regulations, as the amounts of its Council Tax base for the year for dwellings in those parts of its area to which one or more special items relate.

(ii) for the financial year 2012/13, the following amounts be calculated in accordance with Sections 32 to 36 of the Local Government Finance Act 1992:

- (a) Aggregate of the amounts which the Council estimates for the items set out in Section 32(2)(a) - (e) thereof: £72,524,532
- (b) Aggregate of the amounts which the Council estimates for the items set out in Section 32(3)(a) - (c) thereof: £55,792,937
- (c) The Council's budget requirement under Section 32(4), being the amount by which the aggregate at (ii)(a) above exceeds the aggregate at (ii)(b) above: £16,731,595

(d) The aggregate of the sums that the Council estimates will be payable into its General Fund in respect of redistributed non-domestic rates, and revenue support grant:	£4,891,682
(e) The amount at (ii)(c) less the amount at (ii)(d) above, divided by the Council's Tax base in (i)(a) above, in accordance with Section 33(1) of the Act, as the basic amount of its Council Tax for the year:	£199.32
(f) The aggregate amount of all special items referred to in Section 34(1) of the Act:	£325,830
(g) The amount at (ii)(e) above, less the result given by dividing the amount at (ii)(f) above by the Council's Tax base for the year, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no special item relates:	£193.83
(h) Part of the Council's area:	
Horley Town Council	£227.13
Salfords & Sidlow Parish Council	£215.06

Being the amounts given by adding to the amount at (ii)(g) above the amounts of the special items relating to dwellings in those parts of the Council's area mentioned above divided in each case by the amount at (i)(b) above, calculated by the Council, in accordance with Section 34(3) of the Act, as the basic amounts of its Council Tax for the year for dwellings in those parts of its area to which one or more special items relate.

(iii) It be noted that the figures in Appendix A to these Minutes (section 1) being the amounts given by multiplying the amounts at (ii)(g) and (ii)(h) above by the number which, in the proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken into account for the year in respect of dwellings listed in different valuation bands.

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(iv) It be noted that for the year 2012/13 Surrey County Council and Surrey Police have stated amounts in precepts issued to the Council, in accordance with Section 40 of the Act, for each of the categories of dwellings shown in Appendix A (section 2).

(v) Having calculated the aggregate in each case of the amounts at (i) to (iv) inclusive, above, the Council, in accordance with Section 30(2) of the Act, hereby sets amounts as the amounts of Council Tax for the year 2012/13 for each of the categories of dwellings shown in Appendix A (section 3).

Reason for Decisions: To recommend the appropriate level of Council Tax for 2012/13 to Council.

Alternative Options:

- (i) Not to support the recommendation in the report.
- (i) Defer the report and ask officers to provide more information/clarification on any specific points.

**APPENDIX A
MINUTE 110**

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MINUTE 110**

COUNCIL TAX 2012/13

COUNCIL AREA	VALUATION BANDS							
	A £	B £	C £	D £	E £	F £	G £	H £
1. AMOUNTS OF TAX FOR REIGATE AND BANSTEAD BOROUGH COUNCIL, HORLEY TOWN COUNCIL AND SALFORDS AND SIDLOW PARISH COUNCIL								
Horley Town Council area	151.42	176.66	201.89	227.13	277.60	328.07	378.55	454.26
Salfords and Sidlow Parish Council area	143.37	167.27	191.16	215.06	262.85	310.64	358.43	430.12
Rest of Borough	129.22	150.76	172.29	193.83	236.90	279.98	323.05	387.66
2. AMOUNTS OF TAX FOR SURREY COUNTY COUNCIL AND SURREY POLICE								
Surrey County Council precept	744.24	868.28	992.32	1116.36	1,364.44	1,612.52	1,860.60	2,232.72
Surrey Police precept	132.36	154.42	176.48	198.54	242.66	286.78	330.90	397.08
3. TOTAL AMOUNTS OF COUNCIL TAX FOR 2012/13								
Horley Town Council area	1,028.02	1,199.36	1,370.69	1,542.03	1,884.70	2,227.37	2,570.05	3,084.06
Salfords and Sidlow Parish Council area	1,019.97	1,189.97	1,359.96	1,529.96	1,869.95	2,209.94	2,549.93	3,059.92
Rest of Borough	1,005.82	1,173.46	1,341.09	1,508.73	1,844.00	2,179.28	2,514.55	3,017.46