



Council Meeting

02 03 23 - 7.30 pm

Supplementary Summons

Page

8. Recommendations from Committees

- a) **Asset Management Strategy and associated policies - recommendation from the Corporate Management Committee** 4

The report for this item was published as part of the agenda for the Corporate Management Committee on 23 February 2023.

The draft strategy was an important document, which sought to ensure that the Council had an asset base that was fit for purpose. It also sought to formalise the Corporate Management Committee's role as the corporate landlord. The strategy document and performance against the key performance indicators within would be kept under regular review, as it was important to ensure that the Council's portfolio of properties continued to meet the Council's needs in what was a challenging and changeable economic climate.

The draft strategy was discussed by the Committee.

Suggested additions, such as referencing significant employers like St Peter's Hospital, and the proposed housing development at Longcross, were made. A number of other minor amendments were noted by officers.

There was discussion about the proposed minimum energy efficiency rating. It was planned for this to align with the higher rating expected of the borough's housing stock when the next iteration of the strategy was developed in 2028.

The value of a number of properties had decreased since they were last reviewed. The Committee was assured that this was normal for assets that had long term tenancies nearing their end points. Efforts were being made to secure new tenancy agreements at the best possible value for the Council.

The levels of delegation that were being sought as part of the table in the addendum to the report were discussed. Whilst the Committee was content with most of the proposed delegations that were sought, it was considered that the current officer level delegation for rental values below £100k (detailed in row 1 of the table in the addendum) was appropriate and that member oversight of leases above this value should remain. It was further felt that a suitable mechanism, in the form of Standing Order 42, already facilitated speedy decision making

where it was required. It was reported that the Constitution Working Group had reviewed the request for greater delegation and that those present at the working group held similar views to those expressed by members of the Committee.

The Committee discussed the mechanism for upward only rent reviews. There was concern about how this might affect organisations that added substantial value to Runnymede's communities. It was noted that whilst this mechanism needed to remain in the strategy, there were other measures available to safeguard such organisations. These measures included grant aid and a provision, within defined limits, as set out in Section 123 of the Local Government Act 1972.

The complexity of the health and safety policy elements of the strategy were reviewed. These sections were necessarily detailed, in order to safeguard the Council and its interests. These parts of the strategy would be kept under review.

It was proposed, seconded and agreed that the proposed motion be amended to read:

"The Asset Management Strategy and associated policies attached at appendix A be recommended to the Council for adoption, subject to:

1. The amount in row 1 of appendix 8 (grant or renewal of a lease by officers) being retained at £100k.
2. The various minor amendments discussed during the debate being incorporated into the strategy."

It was **resolved** that the amended substantive motion be agreed.

[An addendum, which takes into account comments received from the Corporate Management Committee, has been attached to this supplementary summons.]

b) Local Authority Housing Fund - recommendation from the Corporate Management Committee

The report for this item was published as part of the agenda for the Corporate Management Committee on 23 February 2023.

The Department for Levelling Up, Housing and Communities had allocated a sum of money to Runnymede for the purchase of properties to house eight Ukrainian and Afghan families. These properties, when vacated by these families, would then become part of the borough's housing stock. Other neighbouring local authorities had agreed to similar arrangements with the Department.

The Committee lauded the support that Runnymede had provided to Ukrainian and Afghan families, and noted the contributions that many had already made to their communities.

It was **resolved** that:

1. Runnymede sign-up to the Local Authority Housing Fund scheme.
2. The suggested delivery route, as outlined in the report, be agreed.

3. Due to the unavailability of 1-4-1 receipts, additional use of the HRA working balance be approved, in accordance with the arrangements set out in the report.
4. Authority be delegated to the Corporate Head of Housing, in consultation with the Chairman of the Corporate Management Committee, to determine rent levels related to properties purchased via this scheme.

It was **resolved** that the following recommendation be made to the Council on 2 March 2023:

That the budget, as set out in the report, to purchase 8 properties to fulfil the requirements of the Local Authority Housing Fund, be agreed.

c) Pay Policy Statement - 2023/24 - recommendation from the Corporate Management Committee

The report for this item was published as part of the agenda for the Corporate Management Committee on 23 February 2023.

The Pay Policy Statement was a statutory document that had to be published on an annual basis.

The increase in the difference between the lowest and highest paid, when compared to the previous year, was noted. The Corporate Head of Human Resources agreed to review the reasons for this and report back to the Human Resources Member Working Party.

It was **resolved** that the Pay Policy Statement 2023/24 be recommended for approval by the Council on 2 March 2023.

[Following the Corporate Management Committee's meeting on 23 February 2023, where a query was raised about the pay ratio between the lowest paid and highest paid employee in last year's Pay Policy Statement, the Corporate Head of Human Resources and Organisational Development liaised with Payroll and identified that there had been an error in that year's Pay Policy Statement. The ratio should have been reported as 1:7.424 and not 1:5.475. There has therefore been a gradual reduction in the difference between the lowest and highest paid since 2020.]

d) Preliminary Consideration of Mayoral Selection - recommendation from the Corporate Management Committee

The report for this item was published as part of the agenda for the Corporate Management Committee on 23 February 2023.

It was **resolved** that the Council, at its meeting on 2 March 2023, be recommended to propose Councillor Shannon Saise-Marshall as Mayor for the 2023/24 municipal year.

Asset Management Strategy and Policies

Corporate Management Committee Amendments:

Page numbers refer to the main Corporate Management Committee agenda pack for the 23 February 2023 committee.

Location/Before	After
Pg 18 Para 2.6 will	may
Pg 24 Para 2.1 It includes one city, Guildford	It includes a number of larger towns (including Guildford, Woking, Staines, Reigate and Epsom)
Pg 26 Para 2.4 Bullet Point 3 Chertsey	St Peter's Hospital in Chertsey is one of the major employers within the Borough, employing 4,500 staff.
Pg 26 Para 2.4 Bullet Point 4 Longcross	So far, 186 dwellings have been completed, with the expectation of a further 1700.
Pg 33 we	Usage appropriate in this instance as it is an extract from the Service Business Plan
Pg 34 (text missing)	Latest version of Service Delivery Plan for the department inserted in Appendix 1 Pg 33 onwards including a legend for the colouring.
Pg 46 Appendix A Inter-Council Template	The Corporate Landlord is ultimately governed by the Corporate Management Committee.
Pg 66 Para 4 BRC	RBC
Pg 67 Para 7.4 chage	change
Pg 68 Para 9.4 meter	metre
Pg 75 Para 2.3 brining	bringing
Pg 83 Para 13.2 our	RBC
Pg 100 Para 7 zero &	zero and
Pg 133 Para 2.3 element subjectivity	element OF subjectivity
Pg 138 Para 4 (Brexit not mentioned)	Unable to find a reliable source on the impact by sector, so none provided.
Pg 140 Actions and Targets	'D' rating is our initial target therefore unchanged
Pg 141 (142?) KPIs don't include Total Return	This will be provided by our subscription to MSCI