



LEAD MEMBER FOR RESOURCES

DECISIONS to be made by the Lead Cabinet Member for Resources,
Councillor David Elkin

TUESDAY, 20 OCTOBER 2015 AT 2.00 PM

COMMITTEE ROOM, COUNTY HALL, LEWES

AGENDA

- 1 Decisions made by the Lead Cabinet Member on 24 September 2015 (*Pages 3 - 6*)
- 2 Disclosure of Interests
Disclosure by all Members present of personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct
- 3 Urgent items
Notification of any items which the Lead Member considers urgent and proposes to take at the appropriate part of the agenda.
- 4 Homefield Place, Homefield Road, Seaford BN25 3DG (*Pages 7 - 10*)
Report by the Chief Operating Officer
- 5 Any other items previously notified under agenda item 3

PHILIP BAKER
Assistant Chief Executive
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12 October 2015

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LEAD MEMBER FOR RESOURCES

DECISIONS made by the Lead Member for Resources, Councillor David Elkin, on 24 September 2015 at CC2, County Hall, Lewes

Councillor Blanch spoke on items 5 and 8 (see minutes 15 and 17)

Councillor Hodges spoke on item 4 (see minute 14)

Councillor Keeley spoke on items 4, 5 and 8 (see minutes 14, 15 and 17)

Councillor Lambert spoke on item 4 (see minute 14)

Councillor Shing spoke on items 5 and 8 (see minutes 15 and 17)

11 DECISIONS MADE BY THE LEAD CABINET MEMBER ON 14 JULY 2015

11.1 Councillor Elkin approved as a correct record the minutes of the meeting held on 14 July 2015.

12 DISCLOSURE OF INTERESTS

12.1 Councillor Hodges declared a personal interest in Item 4 as a Member of Hastings Borough Council, but he did not consider this to be prejudicial.

12.2 Councillor Lambert declared a personal interest in Item 4 as a consultant on social enterprises including advice on asset portfolios, but she did not consider this to be prejudicial.

13 REPORTS

13.1 Reports referred to in the minutes below are contained in the minute book.

14 NOTICE OF MOTION: MEANWHILE USE OF VACANT COUNCIL PROPERTY

14.1 The Lead Member considered a report by the Chief Operating Officer.

DECISIONS

14.2 **RESOLVED** to (1) recommend to the County Council to agree the motion as set out in paragraph 1.1 of the report; and

(2) agree the revision of the Disposal Policy, as detailed in paragraph 2.7 of the report, subject to the motion being agreed by the County Council.

Reasons

14.3 Meanwhile use is a recognised method of enabling best use of resources while reducing costs for both the building landlord and the community or voluntary group using it. Vacant property can incur costs through empty business rates, maintenance and ensuring insurance policy compliance. In addition, vacant properties offer little to local economies and present a risk through vandalism.

14.4 A condition of any Meanwhile use of a council property will be that occupation will not be at the Council's cost.

15 LOCAL GOVERNMENT ASSOCIATION (LGA) MUNICIPAL BONDS AGENCY PARTICIPATION

15.1 The Lead Member considered a report by the Chief Operating Officer.

DECISIONS

15.2 RESOLVED (1) to agree the level of Council participation and committing funding to an investment of up to £100,000 to the Municipal Bonds Agency (the Local Capital Finance Company Ltd);

(2) to note that the Cabinet approved participation and the amendments to the Treasury Management strategy on 29 June 2015; and

(3) to delegate authority to the Chief Finance Officer to take any action considered appropriate to give effect to or in consequence of recommendations 1 and 2 including determining the terms of and entering into any agreements considered necessary to be entered into including the Subscription Agreement.

Reasons

15.3 The Municipal Bonds Agency is an independent company with the sole aim of reducing financing costs for councils through arranging lending at competitive interest rates. The agency would be able to raise finance in bulk from the capital markets by issuing bonds and lending on to other local authorities. Taking part in the setting up of the agency does not commit the Council to borrowing, but would give early access to potentially cheaper borrowing if required.

15.4 There is an entry window now, which will not be open for too much longer, so we may not be able to reap the full benefits of European Investment Bank rates or bonds in the future, and the company is much more viable than previously thought due to the commitment of other councils.

16 EXCLUSION OF PUBLIC AND PRESS

16.1 RESOLVED to exclude the public and press from the meeting for the remaining agenda items on the grounds that if the public and press were present there would be disclosure to them of exempt information as specified in paragraph 3 of Part 1 of the Local Government Act 1972 (as amended), namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

17 AMENDMENT TO LEASES AT (1) GILDA CRESCENT, POLEGATE (2) ST ANTHONY'S, 508 SEASIDE, EASTBOURNE & (3) WARWICK HOUSE, SEAFORD

17.1 The Lead Member considered a report by the Chief Operating Officer.

DECISIONS

17.2 RESOLVED to delegate authority to the Chief Operating Officer to negotiate and agree terms necessary to effect amendments to leases at:

- 1) Gilda Crescent Centre, 32 Gilda Crescent, Polegate BN26 6AW
- 2) 508 Seaside (formerly known as St Anthony's Court), Eastbourne BN23 6NU
- 3) Warwick House, Warwick Road, Seaford BN25 1RG

Reasons

17.3 The reasons are set out in the report.

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Committee: **Lead Cabinet Member for Resources**

Date: **20 October 2015**

Title of Report: **Homefield Place, Homefield Road, Seaford, BN25 3DG**

By: **Chief Operating Officer**

Purpose of Report: **To seek Lead Member approval to declare this property surplus to County Council requirements**

RECOMMENDATION: The Lead Member is recommended to:

- (1) declare the land and buildings comprising the former Adult Social Care residential home, Homefield Place, surplus to the County Council requirements; and**
 - (2) delegate authority to the Chief Operating Officer to negotiate and agree terms for the sale of the property, to enable the Council to obtain best value in line with s. 123 of the Local Government Act 1972.**
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1. Background Information

1.1. Declaring this land and building surplus to the Council's requirements will enable the Chief Operating Officer to develop options for the disposal of the property to achieve best consideration and contribute towards the funding of the Council's Capital Programme. The capital receipt is as yet unconfirmed and subject to further negotiation.

1.2. The property is currently occupied by guardians who have been using the accommodation on a short term basis for housing. However, should the property become unoccupied there would be on-going costs, including maintenance, security and business rates.

2. Supporting information

2.1. The site is shown hatched black on the attached plan at appendix one and comprises 0.42 hectares (1.03 acres).

2.2. The building was operated by Adult Social Care providing services for older people until November 2014. The services have been relocated to other accommodation. All County Council departments have been consulted and have confirmed that they have no requirement for the building or the site.

2.3. The Local Member has been consulted and has indicated that whilst there is no objection to the site being declared surplus to the Council's needs, there is potentially a local need for this building to be made available for health facilities; i.e. clinics, respite care and minor injuries.

2.4. Once the property has been declared surplus a bid from such providers would be considered alongside alternative uses.

3. Conclusion and Reason for Recommendations

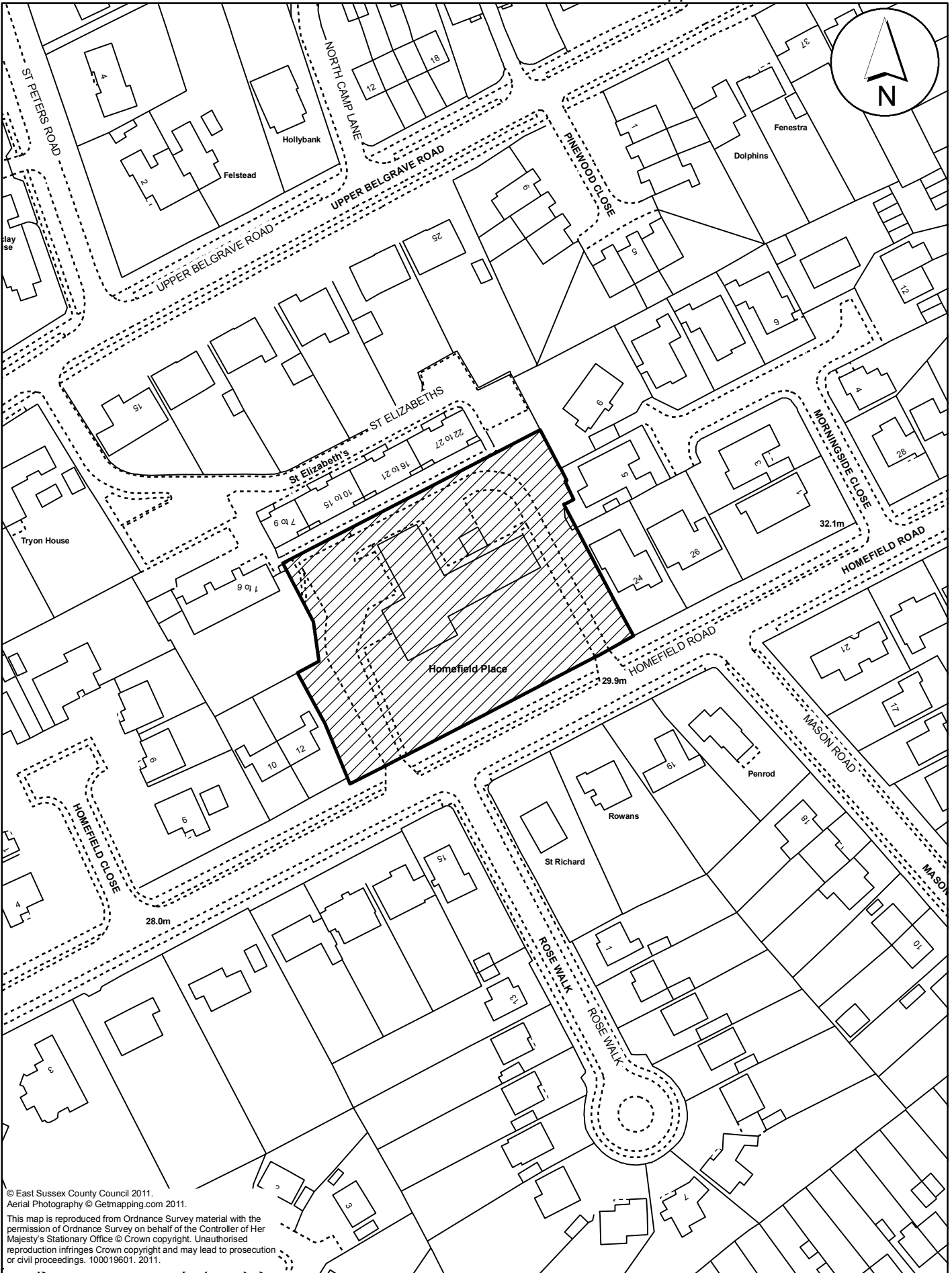
3.1. The Council has no further use for the land and buildings.

3.2. It is recommended that this property be declared surplus to County Council requirements and the negotiation for the disposal delegated to the Chief Operating Officer in accordance with the requirements of Section 123 of the Local Government Act 1972.


KEVIN FOSTER
Chief Operating Officer

Contact Officer: Christopher Reed, Asset Investment & Regeneration Manager,
01273 336237

Local Members: Councillor Carolyn Lambert



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Map Title: Homefield Place, Seaford		East Sussex County Council County Hall St Annes Crescent Lewes 
Date: 5 March 2015	Map No: 1	
Scale: 1:1,250	Author: Page 9 of 21/TP	

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