



LEAD MEMBER FOR RESOURCES

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

TUESDAY, 15 NOVEMBER 2016 AT 2.00 PM

CC1, COUNTY HALL, LEWES

AGENDA

- 1 Decisions made by the Lead Cabinet Member on 15 September 2016 (*Pages 3 - 4*)
- 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 Adams Farm, Sandrock Hill, Crowhurst (*Pages 5 - 8*)
Report by the Chief Operating Officer
- 5 Any non-exempt urgent items previously notified under agenda item 3
- 6 Exclusion of the public and press
To consider excluding the public and press from the meeting for the remaining agenda item 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).
- 7 Adams Farm, Sandrock Hill, Crowhurst (*Pages 9 - 10*)
Report by the Chief Operating Officer
- 8 Any other exempt items previously notified under agenda item 3

PHILIP BAKER
Assistant Chief Executive
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LEWES BN7 1UE

7 November 2016

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LEAD MEMBER FOR RESOURCES

DECISIONS made by the Lead Member for Resources, Councillor David Elkin, on 15 September 2016 at County Hall, Lewes

Councillor O’Keeffe spoke on item 5 (see minute 9)

Councillor St Pierre spoke on items 5 and 6 (see minutes 9 and 10)

6 DECISIONS MADE BY THE LEAD CABINET MEMBER ON 20 MAY 2016

6.1 Councillor Elkin approved as a correct record the minutes of the meeting held on 20 May 2016.

7 REPORTS

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

8 NOTICE OF MOTION: MAKE FAIR TRANSITIONAL STATE PENSION ARRANGEMENTS FOR 1950S WOMEN

8.1 The Lead Member considered a report by the Chief Operating Officer. It was confirmed that two further Group Leaders had agreed to sign a letter to the Government in support of the motion.

DECISIONS

8.2 RESOLVED to recommend that the County Council:

- i. notes the report
- ii. agrees the motion as written; and
- iii. agrees that a letter supporting this motion is sent to the Government signed by Councillor Glazier, Councillor Shing and other Group Leaders.

Reasons

8.3 As a consequence of the 1995 and 2011 Pensions Acts, women born in the 1950s will have to wait longer to draw their state pension. The age at which they can draw their pension is rising by up to six years from when they had expected to retire. Furthermore, many did not receive letters notifying them of these changes and in any event, even those that did received very little notice. Accordingly, the women affected report that this has had a significant impact on their financial plans for retirement.

9 FUTURE USE AND DEVELOPMENT OF THE FORMER ST ANNE'S SCHOOL SITE, LEWES

9.1 The Lead Member considered a report by the Chief Operating Officer. The Chief Operating Officer clarified that the community asset transfer negotiations were at an end, and that a new authority was being sought to explore options for the future use of the site.

DECISIONS

9.2 RESOLVED to (1) note that the negotiations to transfer the former St Anne's school site have ended and that East Sussex County Council will not be progressing the existing authority for a Community Asset Transfer;

(2) delegate authority to the Chief Operating Officer to produce new options for the development and future use of the former St Anne's school site (site defined in Appendix 1 of the report); and

(3) request that the Chief Operating Officer report back to Lead Member for Resources with a business case on the options explored for the site.

Reasons

9.3 Following the decision to end community asset transfer negotiations the Council is looking to develop options for the future use and development of the former St Anne's school site. It is proposed that the Council will lead this activity and liaise with local partners about local priorities, including demands for housing and community facilities.

10 FORMER BEACONSFIELD COLLEGE LAND, CROWBOROUGH

10.1 The Lead Member considered a report by the Chief Operating Officer. The Lead Member reported that both the Local Members were in support of the recommendation.

DECISION

10.2 RESOLVED to (1) enter into a long lease (exceeding 14 years) with Crowborough Town Council at a peppercorn rental; and

(2) delegate authority to the Chief Operating Officer to agree the final terms of the lease.

Reasons

10.3 The land has been unused since 1992 and comprises an area of light woodland. An approach from Crowborough Town Council to secure the site for recreation and community uses can be facilitated by a long lease arrangement with the permitted use limited to a "pocket park and nature reserve for quiet enjoyment and educational purposes".

11 DISPOSAL OF PART OF HYE HOUSE FARM, CROWHURST

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

DECISION

11.2 RESOLVED to (1) declare the land and buildings comprising part of Hye House Farm surplus to 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 s123 of the Local Government Act 1972.

Reasons

11.3 The Council has no further use for the land or buildings.

Report to: **Lead Member for Resources**

Date: **15 November 2016**

By: **Chief Operating Officer**

Title of report: **Adams Farm, Sandrock Hill, Crowhurst**

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

RECOMMENDATIONS

The Lead Member is recommended to:

- 1) declare the land and buildings comprising Adams Farm, Sandrock Hill, Crowhurst surplus to the County Council operational requirements; and**
 - 2) delegate authority to the Chief Operating Officer to negotiate and agree terms for the disposal of this 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

1.1 Adams Farm consists of a principal Grade II Listed dwelling, associated outbuildings and residual lands of approximately 11.4 acres. The property was acquired in 2007 following service of a Statutory Blight Notice upon the County Council – all arising from the then proposed Bexhill to Hastings Link Road (BHLR).

1.2 Only a small part of the land was used for the construction of the highway, and its associated landscaping, and the house was used as a welfare base by the road contractors.

1.3 The road is now open and the property currently vacant with regular security patrols in place. It remains close to the new highway, partly protected by an acoustic fence.

2 Supporting information

2.1 The site is shown edged red on the attached plan (Appendix 1) and comprises approximately 11.4 acres.

2.2 We have undertaken all standard internal consultations which have confirmed there is no operational requirement to retain this property.

2.3 The disposal of this site will be subject to achieving best value in accordance with s.123 of the Local Government Act 1972.

2.4 The Local Member has been notified of our recommendations and has raised no objections.

2.5 Opinions have been sought from a number of local estate agents on the range of open market values to be anticipated and a formal appointment to market the site can be commissioned if this Decision is confirmed.

2.6 Delayed marketing can leave vulnerable assets subject to vandalism, and increase estate and other management costs. The County Council continues to secure and negotiate relevant covenants over assets, where appropriate. This enables the County Council to review or share in any added value activities that might arise on the land in the future. In this instance, disposal is intended for use as a single private dwelling.

3. Conclusion and reasons for recommendations

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

3.2 It is recommended that a) this property be declared surplus to County Council requirements and b) authority delegated to the Chief Operating Officer to negotiate and agree terms for this property, to enable the Council to obtain best value in line with s.123 of the Local Government Act 1972.

KEVIN FOSTER Chief Operating Officer

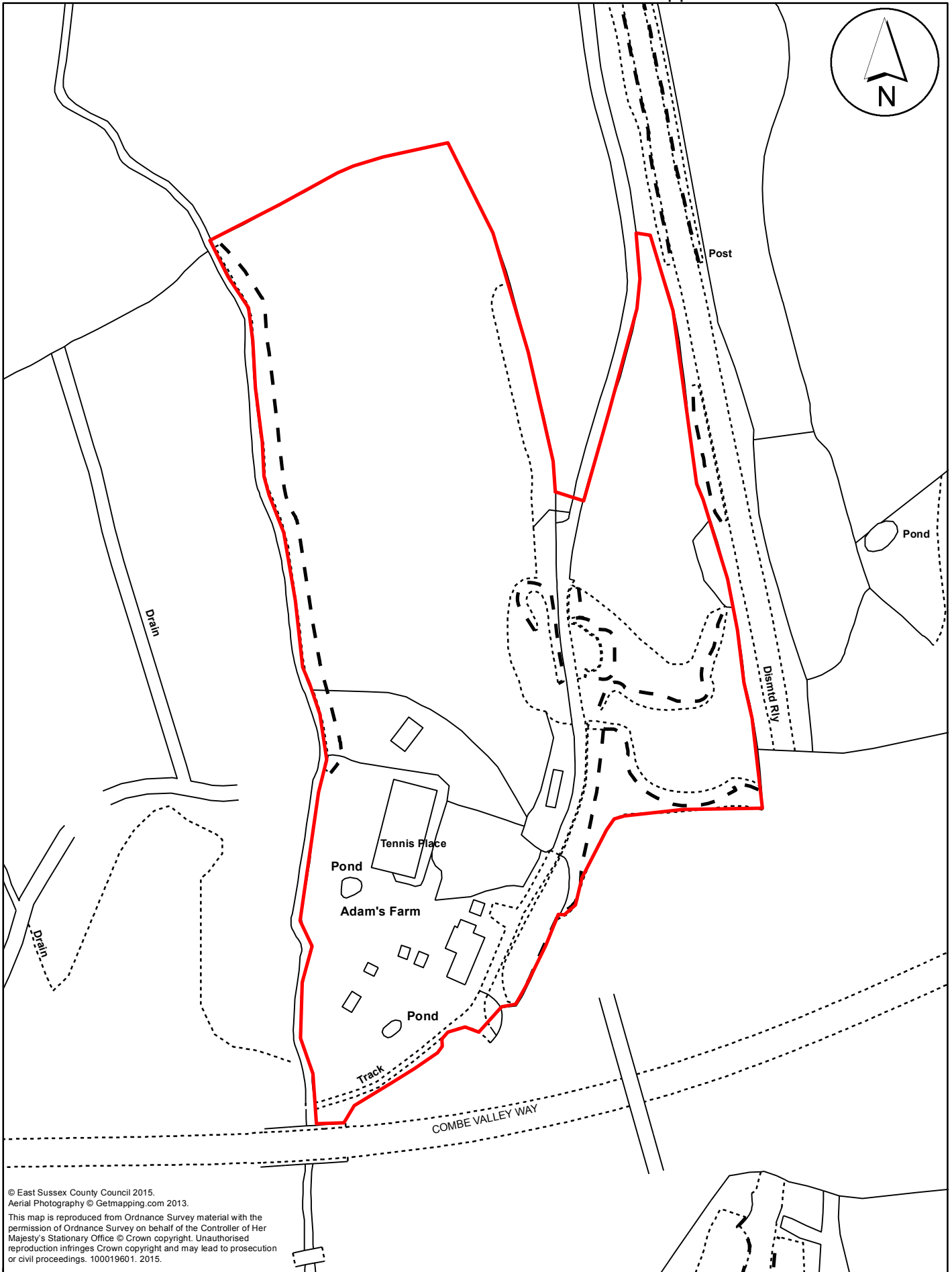
Contact Officer: Ralph Smart
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LOCAL MEMBERS


Councillor Kathryn Field

BACKGROUND DOCUMENTS: None

Appendix 1 Site Plan



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 Aerial Photography © Getmapping.com 2013.
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Map Title: Adams Farm, Crowhurst, East Sussex		East Sussex County Council County Hall St Annes Crescent Lewes 
Date: 02 August 2016	Map No: 1	
Scale: 1:2,000	Author: Page 7 of 14	

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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