



CABINET

TUESDAY, 10 OCTOBER 2017

10.00 AM COUNCIL CHAMBER, COUNTY HALL, LEWES

MEMBERSHIP - Councillor Keith Glazier (Chair)
Councillors Nick Bennett, Bill Bentley, David Elkin (Vice Chair), Carl Maynard,
Rupert Simmons, Bob Standley and Sylvia Tidy

A G E N D A

- 1 Minutes of the meeting held on 19 September 2017 (*Pages 3 - 6*)
- 2 Apologies for absence
- 3 Disclosures of interests
Disclosures by all members present of personal interests in matters on the agenda, the nature of any interest and whether the member regards the interest as prejudicial under the terms of the Code of Conduct.
- 4 Urgent items
Notification of items which the Chair considers to be urgent and proposes to take at the appropriate part of the agenda. Any members who wish to raise urgent items are asked, wherever possible, to notify the Chair before the start of the meeting. In so doing, they must state the special circumstances which they consider justify the matter being considered urgent.
- 5 Reconciling Policy, Performance and Resources (*Pages 7 - 30*)
Report by Chief Executive
- 6 Forest Row Recreation Ground (*Pages 31 - 36*)
Report by Chief Operating Officer
- 7 Any other items considered urgent by the Chair
- 8 To agree which items are to be reported to the County Council

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2 October 2017

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CABINET

MINUTES of a meeting of the Cabinet held on 19 September 2017 at Council Chamber, County Hall, Lewes

PRESENT Councillors Keith Glazier (Chair)
 Councillors Nick Bennett, Bill Bentley, David Elkin (Vice Chair),
 Carl Maynard, Bob Standley and Sylvia Tidy

Members spoke on the items indicated

Councillor Barnes	- item 6 (minute 25)
Councillor Bentley	- item 6 (minute 25)
Councillor Charman	- item 6 (minute 25)
Councillor Godfrey Daniel	– item 6 (minute 25)
Councillor Philip Daniel	– item 6 (minute 25)
Councillor Elkin	– item 5 (minute 24)
Councillor Field	- items 5 and 6 (minutes 24 and 25)
Councillor Galley	- item 6 (minute 25)
Councillor O’Keeffe	- item 6 (minute 25)
Councillor Sheppard	- item 6 (minute 25)
Councillor Stephen Shing	- item 6 (minute 25)
Councillor Shuttleworth	– item 6 (minute 25)
Councillor Stogdon	– item 6 (minute 25)
Councillor Swansborough	- item 6 (minute 25)
Councillor Tidy	- item 6 (minute 25)
Councillor Tutt	– item 6 (minute 25)
Councillor Webb	– items 5 and 6 (minute 24 and 25)

21 MINUTES OF THE MEETING HELD ON 18 JULY 2017

21.1 The minutes of the Cabinet meeting held on 18 July 2017 were agreed as a correct record.

22 APOLOGIES FOR ABSENCE

22.1 An apology for absence was received from Councillor Simmons

23 REPORTS

23.1 Copies of the reports referred to below are included in the minute book.

24 COUNCIL MONITORING: QUARTER 1 2017/18

24.1 The Cabinet considered a report by the Chief Executive.

24.2 It was RESOLVED – to note the latest monitoring position for the Council

Reason

24.3 The report sets out the Council’s position and year end projections for the Council Plan targets, Revenue Budget, Capital Programme, Savings Plan together with Risks for 2017/18 quarter 1.

25 LIBRARIES TRANSFORMATION PROGRAMME (DRAFT LIBRARIES STRATEGIC COMMISSIONING STRATEGY)

25.1 The Cabinet considered a report by the Director of Communities, Economy and Environment together with the comments of the Libraries Strategic Commissioning Strategy Review Board.

25.2 It was RESOLVED – to agree that the draft Libraries Strategic Commissioning Strategy is publicly consulted on for a 12 week period from September to December 2017

Reason

25.3 The report presents proposals for the implementation of the draft Libraries Strategic Commissioning Strategy (LSCS) that could achieve £653k of savings and create a modern, sustainable library service for East Sussex, which prioritises the needs of the county and is able to adapt to future needs. This would deliver total savings for the Libraries Transformation Programme of £1.903m against a target of £2m and is considered to be the most appropriate strategy to prioritise resources in order to meet the needs which have been identified at the current time.

25.4 In addition to providing a core library offer that would retain a very high level of accessibility to all those who live, work and study in East Sussex, by re-prioritising and developing new, more targeted services the draft LSCS presents a key opportunity for us to support and empower those with the greatest needs to make potentially transformational changes to their life chances. If the proposed needs- based library service were to be implemented following the consultation, resources would be targeted to communities where we have identified these highest needs and, in partnership with others, we would develop and expand our services, including an enhanced eLibrary and Home Library Service, a new Children's and Young People's Offer to support literacy, and increased outreach work in our most disadvantaged communities. There would be a smaller network of library buildings, with 17 libraries in appropriate locations across the county according to need, and 92% of members of the current 24 libraries would be unaffected. Over 86% of East Sussex residents would be within a 20 minute journey time to a library by public transport and over 99% within a 20 minute journey by car.

25.5 The draft LSCS will undergo a public consultation during September to December 2017. The findings of the public consultation will be analysed and the draft LSCS and the supporting appendices, which form the statutory assessment of needs, including the full EqlA, will be reviewed. The outcome of the consultation and a draft LSCS will be presented to Cabinet in March 2018, with a view, should it be agreed, to implementation from April 2018.

26 PROPOSED CLOSURE OF RODMELL CE PRIMARY SCHOOL

26.1 The Cabinet considered a report by the Director of Children's Services

26.2 It was RESOLVED – to approve the closure of Rodmell CE Primary School on 31 August 2018 or sooner if at such time as no children remain on roll at the School

Reason

26.3 The governing body been unable to find an alternative model to deliver a sustainable future for its children. As a result, the governing board has agreed that the school should move to closure by 31 August 2018. Pupil numbers at the school have continued to decline, with only three children currently on roll. It is not considered that the school is sustainable in the long

term, will be financially stable or will secure good outcomes for pupils, particularly given the absence of demand for places from within its community area. The Cabinet supports the governing board's decision to move to closure. This view is shared by the diocese. No comments or objections were received during the representation period following the publication of notices.

27 AUTHORISED BANKING ARRANGEMENTS

27.1 The Cabinet considered a report by the Chief Operating Officer

27.2 It was RESOLVED – to agree to rescind the previous list of officers authorised to sign cheques drawn on the County Council's main bank account and to authorise the officers set out in paragraph 2.2 of the report in their place

Reason

27.3 The report fulfils the requirement in Financial Regulations that the Cabinet has to approve the list of authorised officers (set out in paragraph 2.2) to sign cheques drawn on the County Council's bank accounts.

28 ITEMS TO BE REPORTED TO THE COUNTY COUNCIL

28.1 The Cabinet agreed that item 5 should be reported to the County Council

[Not: The item being reported to the County Council refers to minute number 24]

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Report to: Cabinet
Date: 10 October 2017
By: Chief Executive
Title of report: Reconciling Policy, Performance and Resources (RPPR)
Purpose of report: To confirm guidance on activity, spending and savings for the development of final proposals to Cabinet and County Council in January 2018

RECOMMENDATIONS:

Cabinet is recommended to:

- i) note progress on activity, spending and savings plans for 2018/19 and agree to their further development for consideration by Cabinet in January 2018;**
 - ii) agree the areas of search for savings in 2019/20 and 2020/21 as set out in paragraph 8.3 below and note that specific proposals for activity, spending and saving in these years will be brought forward when there is greater certainty about future funding; and**
 - iii) agree not to pursue a bid for a Business Rate Pilot and note work with the Borough and District Councils towards reinstating the East Sussex Business Rate Pool in 2018/19.**
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1. Background

1.1 As part of the State of the County report in the summer, Members asked Chief Officers to continue to develop plans for the Council based on the need to make savings of £21.9m in 2018/19, whilst continuing to focus activity and resources towards the Council's four priority outcomes:

- Driving sustainable economic growth;
- Keeping vulnerable people safe;
- Helping people help themselves; and
- Making best use of resources.

1.2 This report, updates the Medium Term Financial Plan (MTFP – Appendix 1), sets spending and savings priorities in 2018/19 (Appendix 2), articulates the implications of the need to make further savings of an estimated £36.2m over the two years 2019/20 and 2020/21 and suggested areas of search in those two years.

2. Changes to the National Context

2.1 Our planning is being carried out in the context of significant uncertainty in the national outlook, particularly beyond 2018/19. The effects of leaving the European Union (EU) on the national economy remain unknown and may affect the Treasury's plans for public expenditure, even where these appear to have been set to 2020. There are a number of urgent issues that the Government needs to address, for example, the future of health and social care funding, but the squeeze on Parliamentary time caused by arrangements for leaving the EU may hamper its ability to do so.

2.2 The Department for Communities and Local Government's (DCLG's) technical consultation on the 2018/19 budget indicates that there will be no change to allocations for those Councils, like East Sussex, that took up the Government's multi-year settlement offer in October 2016. Government Departments have been asked to consider how they could

contribute to £3.5 billion savings in 2019/20 required as part of the Spring Budget 2017, with £1 billion to be allocated for reinvestment in priority areas. The Councils, like East Sussex, which accepted the four year deal should not see a change in the settlement to 2019/20 but other grants which fund Local Government services may be affected and the Government has said that it could revisit the multi-year deal should the country's economic outlook change.

2.3 Additional short-term funding has been made available for Adult Social Care (ASC) through the option to apply an ASC Council Tax precept and through the Government's ASC support grant (2017/18 only) and Better Care Fund (reducing to zero by 2020/21). The current MTFP includes a 3% ASC precept in 2018/19. The precept was subject to a maximum charge of 6% over the three years to 2019/20. So, as it was levied at 3% in 2017/18, it cannot be raised in 2019/20. The Government has announced that it will publish a Green Paper on the future of social care in the autumn, although there is a lack of clarity about timing. It is imperative that early decisions are taken by the Government to ensure a sustainable care system can be provided for the short and longer-term, if a cliff edge in ASC funding is to be avoided.

2.4 Provisional figures have been published recently for Dedicated Schools Grant (DSG) which appear to give greater recognition than feared to the continuing duties of Local Authorities in providing services such as admissions, school places, home to school transport and support to those with complex Special Educational Needs and Disabilities (SEND). However, final figures will not be available until December and final allocations between schools and the Local Authority will not be agreed until January 2018.

2.5 There has been speculation the Government will scrap the 1% public sector pay cap as it has agreed larger rises for the Police and Prison Officers. If the cap were to be lifted for other public sector staff, it is unlikely to be funded by Government and it would create significant additional pressure.

2.6 The Government is pressing ahead with proposals to make Councils wholly dependent on Council Tax and Business Rates from 2020/21. Invitations have been issued for participation in further Business Rate Pilots in 2018/19. No progress has been made, however, on the Fair Funding Review which would be needed to ensure that areas like East Sussex, which have high levels of need and currently receive a top-up of Businesses Rates from the national pool, can continue to deliver services and meet their statutory duties.

2.7 The Government asked for input into the development of its Industrial Strategy earlier in the year, to which the County Council contributed. Final proposals from the Government on a Strategy and associated infrastructure funding which might help stimulate growth in East Sussex are awaited. The Council has made bids to the Housing Infrastructure Fund for schemes that would help bring house building forward.

2.8 The Autumn Budget is on 22 November 2017. It is hoped that this will provide greater clarity about the Government's plans beyond 2018/19. No changes are expected which materially affect our position next year.

3. Local Context

2017/18 Monitoring

3.1 At Quarter 1, the projected year-end overspend within service departments was £3m. The Council was aware that there were a number of risks to our savings delivery plans, particularly in relation to demand-led services, when the budget was set and the current projected overspend can be covered by the contingency set aside for this purpose.

Council Tax Collection and Growth

3.2 Council Tax growth estimates have reduced since July from 1% to 0.8% – a reduction in income of £0.5m. Collection rate surpluses have also been reduced from £4m for 2018/19 and 2019/20 and £2m in 2020/21 to £3.5m in 2018/19 and £3m in 2019/20.

Update on Business Rates Pool and Pilot

3.3 There are three ways Business Rates growth could be distributed next year and these are set out below.

1. No Pool

3.4 For all Business Rates growth, the Government keeps 50% and returns 50% to the area. Across the whole county this is estimated at £3.8m in 2018/19. The Government takes a levy on the 50% totalling £1.5m, leaving Councils with £2.3m collectively. The County Council's share of any growth is 18% (approx. £400,000). This is the mechanism in operation for the 2017/18 financial year.

2. Existing Pooling arrangement

3.5 50% of the Business Rates growth in the county is retained in a pool to be shared among Authorities. The Government does not take a levy. The whole of the £3.8m estimated growth is retained in East Sussex. The County Council's share would be 18% of £2.3m, plus 40% of the £1.5m levy (approx. £1m).

3.6 If all the parties in East Sussex agree to restart the pool which they ended for 2017/18, they would need to notify the DCLG by 27 October. Notifying the DCLG would not mean they were committed to pooling and the position could be reviewed following the provisional Local Government Finance Settlement.

3. 100% Business Rates Retention Pilot

3.7 The Government has announced that there will be a second round of 100% Business Rates Pilots in 2018/19. All Authorities are eligible to apply for this second round of pilots which will last for 12 months, but the Government is keen to involve two-tier, rural areas.

3.8 Under the pilot arrangements, all Business Rates growth is retained by Councils in East Sussex – estimated growth of £7.6m for 2018/19. Authorities would need to reach agreement on how that funding was split across tiers.

3.9 If the Councils in East Sussex were to bid to become a 100% pilot they would need:

- Agreement, by 27 October, from all parties to participate;
- Agreement on how the funding would be split across tiers; and
- A bid document setting out the above and how the funds would be used, in particular, how it would boost economic development and promote financial stability.

3.10 The DCLG has not decided whether there will be a “no detriment” clause in the latest pilot arrangements, under which the pilot area as a whole cannot be worse off than under the existing 50% pooling arrangements. Given the difficulties there have been under the existing arrangements, it may be difficult to reach agreement in the timescale set by the DCLG. The current pilots have not yet reported, which makes learning from them difficult.

3.11 Whilst participation in the pilot would make additional funding available in the county next year, this would only provide a short-term benefit. The Government's pilot proposals do not address the fundamental issues with its plans to make Councils totally dependent on locally raised funding. The issues include the need for a mechanism to address the imbalance between areas which raise more Business Rates than they need and those, like East Sussex, which import Business Rates. There is also the question of whether Business

Rates growth will ever keep up with the growth in demand for services and whether a property based tax is the right way to fund public services in the future.

3.12 A bid for participation in the pilot would require a great deal of effort in a short time, for little long-term benefit. The energies of Councils across East Sussex may be better spent in trying to ensure the Government addresses the long-term funding needs of Local Government. Having undertaken some initial consultation with the Borough and District Councils there is no strong desire to pursue a pilot bid. It is therefore recommended that the county does not pursue a bid to become a pilot, but works with towards a pool for 2018/19 under existing arrangements.

Pay inflation

3.13 It was agreed in February 2016 that a provision for National Living Wage (NLW) in 2018/19 be set at £4.7m, which reflected increasing the lowest spinal column points to meet the NLW whilst maintaining pay structure differentials. Whilst the Council has implemented a local pay spine, we remain part of the national pay bargaining arrangements. The Local Government unions have submitted a national pay claim for 2018/19 of a 5% increase on all NJC pay points to ensure no salaries fall below the Foundation Living Wage rate of £8.45 per hour. The legal requirement is for payment at the NLW, currently £7.50 per hour.

3.14 If the national public sector pay cap were to be lifted, an additional 1% pay rise would add £1.3m to the Council's current pay bill (excluding schools). The provision made in 2018/19 for the NLW is still considered sufficient; however, it may impact across two years. Pay inflation has been increased within the MTFP by a further 1% to 2% in 2020/21 to reflect the anticipated inflation.

National Funding Formula for Schools

3.15 The MTFP includes provision of £5.75m for 2018/19 for Children's Services pressures. The response to the Stage 2 consultation on the National Funding Formula for Schools and High Needs was issued by the Department for Education on 14 September 2017. The figures use current (2017/18) allocations between blocks as the basis of the calculation, but with the expectation that the funding assigned to services provided by the Council will reduce over time. A limit has also been set of 0.5% of the schools block allocation for transfers between blocks. This means that if high needs SEND spend continues to rise, the Council will no longer be able to fully recoup the funding from schools.

3.16 Final figures will be issued in December, based on the latest pupil number information, and allocations between blocks need to be agreed with the Schools' Forum in January. The current provision in the MTFP is likely to meet the risk in 2018/19. The position for future years remains uncertain, however, and could represent a significant risk.

Changes to the MTFP

3.17 The table below shows changes to the MTFP since State of the County in July. Changes have been for Council Tax and collection fund estimates (see paragraph 3.2 above), an additional provision for pay inflation in 2020/21 (see paragraphs 3.13 – 3.14 above) and general contingency, which is based on our agreed formula of 1% of total corporate funding less Treasury Management.

	17/18 Approved Budget £m	18/19 Estimate £m	19/20 Estimate £m	20/21 Estimate £m
State of the County – estimated savings	0.000	0.000	15.362	33.079
Council Tax – base increase reduced to 0.8%		0.540	1.112	1.717
Collection Fund surplus – reduced projection		0.500	1.000	
Pay award – 2% projection				1.403
General Contingency + minor adjustments		0.040	0.030	0.030
Revised savings	0.000	1.080	17.504	36.229

4. Pressures on Services

4.1 Provision has been made in the MTFP for some pressures in Children's Services and ASC. All other Departments are containing pressures through savings. Members will be aware that:

- It was reported at Quarter One that East Sussex, together with Children's Services Authorities across the country, are experiencing pressures from increasing demand and complexity in Children's Social Care. Whilst there will only be a small increase in the school age during the next planning period, we continue to see pressures on the number and cost of Looked After Children and children with SEND. The funding the Government has made available for Unaccompanied Asylum Seekers does not meet the real cost of service provision. These pressures, together with the risks to DSG funding referred to above are being drawn together and will be included in future reports as they become clearer and the RPPR process progresses.
- The main issues arising for ASC are in relation to the establishment of the shadow Accountable Care Organisation via the East Sussex Better Together (ESBT) Alliance and the developing improved partnership arrangements with Connecting4You in the remainder of the county.
 - ESBT Alliance –there is a need to review the existing Strategic Investment Plan (SIP – attached at Appendix 3) to ensure that the health and social care system is in financial balance across the mutually dependent relationships between ESCC and the Clinical Commissioning Groups (CCGs) as well as between the CCGs and East Sussex Healthcare Trust (ESHT).
 - General ASC Pressures – there continue to be some market pressures within ASC, reflecting market weaknesses where providers have withdrawn or failed to deliver the desired quality of service. In addition, as a consequence of the national conditions attached to the Improved Better Care Fund, the emphasis upon meeting aspirational targets for reducing delayed discharges from hospital may result in budget pressures, not least if funding is reduced if nationally set targets are not met.
- There are a number of other areas in other services which are affected by excess inflation levels – for example, bus contract prices continue to rise sharply due to increased fuel costs.

5. Reserves

5.1 Strategic Reserves remain unchanged since the State of the County report but have been refined into three reserves to simplify their management and ensure flexibility and robustness. The current position is set out in the table at Appendix 4.

6. Capital

6.1 The latest approved Capital Programme as at State of the County in June was £447.7m gross. There is an ongoing review of the Programme and its funding sources. A full Capital Programme update will be provided to Members later in the year.

7. RPPR for 2018/19

7.1 In identifying savings suggestions, Chief Officers have taken account of the priorities and operating principles (Appendix 5). The saving and spending plans aim to enable the Council to fulfil a number of key ambitions:

- ESBT – in partnership, deliver the first fully integrated and financially sustainable health and social care system in the country.
- Transport for the South East – in partnership, lead on work to ensure that the South East's infrastructure needs are understood by Central Government and its agencies and that the area receives a fair share of available resources.
- A thriving economy – by intervening where needed to create the right environment for business by providing resources and support and promoting the county.
- Digital infrastructure – to achieve the best connectivity, mobile and broadband, of any rural county and to use this connectivity to improve productivity and to support individuals and communities.
- Skills – bring together businesses, providers and learners to direct all available resources at ensuring the workforce can get high quality employment now and in the future.
- Roads – work with delivery partners to improve the condition of our roads.
- Children – help to create stable environment in which children can thrive and develop resilience.
- Education – all children achieve their educational potential through a good, sustainable school system.
- Innovative Support Services – provided in partnerships which facilitate service delivery.
- Make the best use of the East Sussex “pound” through partnership working.
- Leadership – Support Members to provide honest, open and transparent leadership to East Sussex ensuring that the case is made externally for the county and that locally people understand decisions made and the service offer, using all appropriate channels and media.

7.2 Chief Officers have, throughout the year, been refining the savings plans presented to Cabinet in February, in the light of current performance and pressures and the ambitions set out above. The financial pressures the Council has been dealing with since 2010 means that there are no easy choices for savings at scale which do not have a direct or indirect effect on service users. The amount of early intervention and prevention work the Council has been able to undertake has reduced severely and this is likely to increase demand in future. The reductions being put forward for 2018/19 and beyond will increase the longer-term demand and costs facing the East Sussex public sector. They are, therefore, not those Chief Officers would choose to make if resources were no object, but those likely to be least damaging to those we serve from remaining services. They seek to make the best use of the available resources to meet the evidenced needs of the residents of East Sussex. The proposals are set out in the tables in Appendix 2.

8. 2019/20 & 2020/21 and beyond

8.1 The level of uncertainty about the Government's plans and funding for services provided by Local Government means that there could be fundamental changes in both the resources the Council has available and its expectations for service delivery, so the process for the latter two years of the Council's MTFP will, necessarily be iterative. Currently, the MTFP is predicated on the need to make £36.2m of savings during these two years.

8.2 If there are no new resources from Government, by 2021/22 the Council will be left with a minimum service offer. It will provide safeguarding for all ages, will still meet critical and substantial need in ASC and will deal with the highest level of need and risk cases in Children's Services. We will continue to use our influence to assist with the economic development of the county, but will not be able to invest directly in the way we have in the past. We will be able to carry out maintenance on our roads so that they are safe for users. Central services will be reduced to a democratic core with minimum support for departments and more self-service. We will not be able to fund early intervention or prevention services in Adult and Children's Social Care or support to schools to improve attainment. We will have to move away from assets management in highways towards more reactive maintenance, leading to long-term deterioration of condition.

8.3 This challenging outlook places a premium on our lobbying work and the need to explore all our options. Cabinet is asked to endorse a renewed focus on commercialisation and income generation, partnership working and the following areas of search for savings in future years, in order that a balanced budget, focused on priorities, can be achieved in 2019/20 and 2020/21:

- All areas of ASC not directly involved in providing for critical and substantial need;
- Standards and Learning Effectiveness Service;
- Remaining Children's early help offer;
- Highways maintenance;
- Public transport and concessionary fares;
- Road safety and school crossing patrols; and
- All support services.

9. Communication, Consultation and Lobbying

9.1 The Council will continue to lobby for a fair deal for local people, including:

- The need for infrastructure support to help the county to reach its full economic potential and to enable it to better support the needs of its residents through locally raised funds. Key to this will be empowering and funding our Sub-National Transport Body - Transport for the South East - so that it can tackle our infrastructure deficit, support growth and boost productivity;
- The need for the Government to provide sufficient funding so we can deliver the services our residents need now and in the future. The introduction of 100% locally funded services needs to include provision for those Councils who currently import Business Rates;
- Urgent action is needed to address the funding gap in ASC that will emerge in 2019/20 when the interim funding provided ceases;
- Long-term fully funding ASC and Children's Services is crucial to prevent a service crisis and to give Authorities the capacity to develop health and social care integration plans that will reduce pressure on acute care in the long-term;
- The need for clarity on Authorities' duties in schools so that we are not left with inadequate funding for services we still have a duty to provide;
- The need for Councils to be able to charge for some services to fill the funding gap;
- A fundamental review of Home to School Transport requirements and approach; and
- A recognition that the funding challenges for the Government are significant and our lobbying will be underpinned with a genuine offer to talk to the Government. We have the knowledge and skills and the Government should consult with us on how services can be improved. Most fundamentally, the Government cannot build a sustainable ASC system without Local Government's input.

9.2 As well as lobbying Government directly, we will work with our MPs, the LGA and County Council Network, the SE7 Councils and Borough and District Councils to raise

awareness of the issues affecting us locally. We will also ensure that residents/partners are aware of the issues we face through a campaign seeking a fair deal for East Sussex.

10. Next Steps

10.1 We will continue to engage with Members on proposals in the build up to Council setting the budget through Scrutiny Committees and Boards, Whole Council Forums and other support.

10.2 We will consult residents, service users, partners, staff and trade unions both on plans for the Council as a whole and on individual proposals.

11. Conclusion

11.1 This report has set out a stark vision by 2020/21 in which the County Council is only able to meet the needs of the most vulnerable and provide the most basic of statutory services. If that is all that resources will allow, the Council will seek to mitigate the impact by:

- continuing to be relentless in our pursuit of our priority outcomes and value for money;
- seeking alternative sources of funding; and
- being bold and creative in the extent of our partnership working across and beyond East Sussex.

11.2 We are not, however, prepared to accept that minimum position as inevitable. The case for investment in East Sussex and for the role of Local Government to help our residents, communities and business fulfil their potential is strong and undiminished by austerity. We will work with others to make this case in the strongest terms and, through all our efforts, will ensure that local services are in the strongest state possible in 2020/21.

Becky Shaw
Chief Executive

Appendix 1

Medium Term Financial Plan	Dept	17/18 Approved Budget £m	18/19 Estimate £m	19/20 Estimate £m	20/21 Estimate £m
CORPORATE FUNDING					
Business Rates		(71.879)	(73.970)	(76.559)	(78.090)
Revenue Support Grant		(26.727)	(14.966)	(3.491)	
Council Tax		(254.044)	(268.105)	(283.033)	(289.890)
Council Tax - Adult Social Care Precept		(7.355)	(7.785)		
Transition Grant		(2.696)			
New Homes Bonus		(2.250)	(1.589)	(1.524)	(1.500)
TOTAL CORPORATE FUNDING		(364.951)	(366.415)	(364.607)	(369.480)
PLANNED EXPENDITURE					
Net Service Expenditure	ALL	318.399	329.116	328.353	341.198
Pay Award/Inflation/National Living Wage	ALL	9.767	15.090	10.859	12.848
Adult Social Care Growth & Demography	ASC	5.119	4.500	5.000	5.300
Extension of Foster Care to 21	CSD	0.900	0.700		
Education Services Grant	CSD	2.278	1.178		
Dedicated Schools Grant	CSD	0.500	0.250	0.250	0.250
Children's Services pressures	CSD	1.800	5.500		
ESBT/C4Y Investment	ASC	4.500			
Waste Housing Growth	CET	0.119	0.124	0.130	0.136
ASC Support Grant	ASC	(2.597)	2.597		
Improved Better Care Fund	ASC	(0.286)	(7.528)	(7.088)	
Improved Better Care Fund - Supplementary	ASC	(11.027)	3.684	3.694	3.649
Economic Development Grants	CET	1.000	(1.000)		
Home to School Transport	CET/CSD	0.200			
Highways	CET	1.300			
Community Match	CET	0.150			
Youth Services	CSD	0.130			
Transition Funding for Schools	SCH	0.750	(0.750)		
Add'l spending funded by additional IBCF	ASC	3.239	(3.239)		
Savings adjustment re additional IBCF	ASC	7.788	(0.445)		
Savings	ALL	(14.913)	(21.424)		
NET SERVICE EXPENDITURE		329.116	328.353	341.198	363.381
Corporate Expenditure		50.913	35.835	39.142	40.913
Treasury Management		(6.630)	0.500	0.500	0.500
Funding Cap Programme - base contribution		(2.000)			
Funding Cap Programme - New Homes Bonus		(0.628)	(0.661)	(0.065)	(0.024)
General Contingency		0.050	0.010	(0.020)	0.040
Contribution to balances and reserves		(6.765)	2.762	0.554	
Pensions		0.157	0.746	0.784	0.885
Apprenticeship Levy		0.600			
Levies		0.133	(0.050)	0.018	0.014
Other		0.005			
TOTAL CORPORATE EXPENDITURE		35.835	39.142	40.913	42.328
TOTAL PLANNED EXPENDITURE		364.951	367.495	382.111	405.709
DEFICIT/(SURPLUS)		0.000	1.080	17.504	36.229

NOT INCLUDED IN FIGURES ABOVE

Care Act (shown at medium risk for 2020/21)

(Full range - low risk £2.5m; medium risk £10.6m; high risk £21.3m)

10.577

State of the County	0.000	0.000	15.362	33.079
Council tax – base increase reduced to 0.8%		0.540	1.112	1.717
Collection Fund surplus – reduced projection		0.500	1.000	
Pay Award - 2% projection				1.403
General Contingency + minor adjustments		0.040	0.030	0.030
Cabinet 10th October 2017	0.000	1.080	17.504	36.229

East Sussex County Council**Updated Savings 2018/19 and Estimated Savings 2019/20 & 2020/21**

Department	2017/18 Net Budget £'000s	2018/19 Updated Savings	Estimated Savings Required		
			2019/20 £'000s	2020/21 £'000s	Total £'000s
Business Services/Orbis	20,984	1,396			
Children's Services (excl. schools)	68,757	5,335			
Communities, Economy & Transport	63,384	2,119			
Governance Services	6,414	84			
Centrally Held Budgets	35,835	0			
TOTAL ESCC (excluding ASC/ESBT)	195,374	8,934			
Adult Social Care	39,220	2,359			
East Sussex Better Together	129,491	10,576			
Members' Allowances	866	n/a			
TOTAL	364,951	21,869	17,504	18,725	36,229

MTFP:

savings adjustment re additional IBCF
savings

445
21,424
21,869

Adult Social Care: outside ESBT SIP 2018/19 Savings			Gross budget *	Updated Savings
			2016/17	2018/19
Service description	Description of savings proposal	Impact assessment	£'000	£'000
Carers	Stop Adult Social Care contribution to the Better Care Fund	Potential reduction in total funding available for Carer support and services. Direct impact on carer support and therefore Carers ability to continue in their caring role which is likely to result in increased demand and cost pressure on the Community Care budget	1,141	136
Supporting People	Review Supporting People funding for floating housing support services: Home Works for people aged 16-64 and STEPS for people aged 65 and over	Potential reduction in funding will directly impact vulnerable people with housing support needs, including those who have a disability. The services support people who are homeless or at risk of homelessness to achieve and maintain suitable accommodation and build resilience. The impact would be broadly the same on people of all ages as removal of support to people who are homeless or at risk of homelessness is not age specific. Clients with multiple and complex needs are prioritised and vulnerability, need and risk of homelessness are key determinants of eligibility.	1,681	795
Substance Misuse	Review Substance Misuse Contracts	Potential impact on the following areas of work and activity listed below from a 20% reduction in funding. Impacts would also include reduced co-ordination of services and support for people in treatment and recovery who are often very vulnerable and living volatile lifestyles. <ul style="list-style-type: none"> •Coordinating the countywide implementation of the national drug and alcohol strategies •Producing drug and alcohol needs assessments •Commissioning recovery focused drug and alcohol treatment and support services •Coordinating partnership activity aimed at promoting good health and reducing drug and alcohol harm 	68	21
Commissioned Services Subtotal				952
Management and Support	Review of Training and Development; Staffing structures within Strategy, Commissioning, Planning, Performance & Engagement, and Contracts and Purchasing Unit	Review of the provision and access to training and development, with potential impact on support and training to operational staff. Review of staffing and capacity across Strategy and Commissioning, Planning Performance & Engagement and Contracts and Purchasing. Potential impact on staffing numbers.	3,184	716

Adult Social Care: outside ESBT SIP 2018/19 Savings			Gross budget *	Updated Savings
			2016/17	2018/19
Service description	Description of savings proposal	Impact assessment	£'000	£'000
Management and Support	Assessment and Care Management Staffing; Complaints Unit	Review of staffing levels and support available to operational services including operational guidance; translation of national policy into local practice; Review of capacity to respond to complaints in a timely manner.	3,184	57
Management and Support Subtotal				773
Older People Services	Review Day Centre Services	Potential impact on individuals using these services. Reduced access to services for some people in some rural areas, negative impact on independent living and distress caused by changing provision, potential loss of friendship networks, and increased stress for carers.	203	69
Other Adults	Review Discretionary East Sussex Support Scheme (DESSS)	Potential impact on local residents facing temporary financial hardship where the need cannot be met any other way and there is a significant risk to a person's health and safety.	111	56
Learning Disabilities	Review Wealden Community Support Team	Potential impact on individuals receiving community support in their own homes and in the community. The team support individuals to undertake a range of activities within the home and community. Direct impact on people with learning disabilities to find work on a full time, part time or voluntary basis and participate in community activities	350	175
	Review Supported Employment	Potential impact on individuals receiving community support in their own homes and in the community. Direct impact on people with learning disabilities to find work on a full time, part time, voluntary, or work experience basis.	48	24
Directly Provided Services Subtotal				324
Community Safety	Review funding of Community Safety	Potential impact on staffing levels. Risk to partnership arrangements; funding domestic abuse and other partnership funded services. Potential impact on vulnerable individuals in the local community.	723	208
Community Safety Subtotal				208
Other	Adjustment for additional funding announced in 2017 Spring budget - to be mapped.			102
TOTAL ASC non-ESBT				2,359

* The gross budgets shown reflect the areas against which savings have been proposed.

East Sussex Better Together (ESBT) 2018/19 Savings			Gross budget *	Updated Savings
			2016/17	2018/19
Service description	Description of savings proposal	Impact assessment	£'000	£'000
Adult Social Care: ESBT Integrated Strategic Investment Plan	ESBT whole system redesign and implementation of integrated health and social care commissioning and delivery	The transformation of the health and social care system at a time of increasing demographic pressures and financial constraint will be challenging. The scale and pace of change required across all services, taking account of the full £864m investment in the health and social care system, will present risks. There will be a need to ensure robust democratic accountability and control, the effective discharge of statutory responsibilities, strong financial control and a clear framework of managing the potential risks of unintended clinical and financial consequences. The formal agreements underpinning the integration will seek to mitigate these risks. There will be potential impacts for service users in how they access services and are supported in the future, which have already been subject to extensive consultation.		10,507
Children's Services: ESBT Integrated Strategic Investment Plan	ESBT whole system redesign and implementation of integrated health and social care commissioning and delivery	The transformation of the health and social care system at a time of increasing demographic pressures and financial constraint will be challenging. The scale and pace of change required across all services, taking account of the full £864m investment in the health and social care system, will present risks. There will be a need to ensure robust democratic accountability and control, the effective discharge of statutory responsibilities, strong financial control and a clear framework of managing the potential risks of unintended clinical and financial consequences. The formal agreements underpinning the integration will seek to mitigate these risks. There will be potential impacts for service users in how they access services and are supported in the future, which have already been subject to extensive consultation.		69
TOTAL ESBT			n/a **	10,576

* The gross budgets shown reflect the areas against which savings have been proposed.

** The Partnership did not formally exist in 2016/17, therefore no gross budget shown.

Business Services / Orbis 2018/19 Savings			Gross Budget *	Updated Savings
			2016/17	2018/19
Service description	Description of savings proposal	Impact assessment	£'000	£'000
<p>Orbis is a Business Services partnership between East Sussex and Surrey County Councils and Brighton and Hove City Council. The Partnership is managed through a Joint Committee and therefore remains a wholly public sector operated arrangement.</p> <p>Orbis has created single leadership and management of business services in order to deliver efficiencies and share best professional practice that enables the ongoing delivery of resilient professional support for the Partners.</p>	<p>Bringing all of the services within Orbis into single points of leadership so that services can be redesigned and integrated in order to operate coherently across the 3 partners.</p> <p>The significant majority of proposals relate to savings in staffing as this is where the significant operating costs are. The savings are focussed on reducing management posts, the hierarchy and levels of management and areas of duplication.</p> <p>Where there are areas of non-staff savings proposals these will focus on the ICT and Business Operations areas.</p> <p>The savings proposals are shown net of some additional investment costs in IT in order to enable modern ways of working and develop technology that automates processes.</p> <p>The spread of savings proposals across Orbis and the savings targetted for East Sussex are:</p> <p>Business Operations - £50k Finance - £280k HR & OD - £200k IT & Digital - £390k Procurement - £15k Property - £230k Orbis Partnership Wide - £230k .</p>	<p>Key factors for delivery of the Orbis Business Plan by the end of 18/19 include:</p> <ul style="list-style-type: none"> - Delivering a level of integration that is optimum for each service; - Recognising the different needs of each partner and getting the right balance between the most efficient common approach and differentiated approach tailored to each partners requirements - Investing in partnership and collaborative working and development of staff to operate effectively within a Partnership supporting 3 partners. - Creating and Orbis identity and culture whilst equally being part of the identities and cultures of the 3 partners - Investing and and exploiting the benefits of technology and transitional / programme support to support, enable and deliver changes. 	21,688	1,396
TOTAL BSD/ORBIS				1,396

* The gross budgets shown reflect the areas against which savings have been proposed.

Children's Services 2018/19 Savings			Gross budget *	Net budget *	Updated Savings
			2016/17	2016/17	2018/19
Service description	Description of savings proposal	Impact assessment	£'000	£'000	£'000
Early Help 0-19	Total budget across EH is £7.5m. The £1.562m saving will be made through: (i) Specific posts in 0-5 family keywork, HV and Children's Centres: (ii) Undertake a review of Children's Centres service offer (similar to libraries service review). (iii) Review youth work service offer (iv) Consider service redesign options for Early Help 0-19 services	Reductions in Health Visiting and children's centres will impact on demand management for children's social care. This will attract negative publicity and there is the potential for clawback of grant funding by the government which could impact on savings realised even if Children's Centres are closed. Depending on the outcome of the review there would be fewer places to go and things to do for young people. Could increase anti- social behaviour and reduce ability to identify young people who may need targeted 1:1 help. May increase referrals to SPOA. TBC depending on outcomes.	18,928	15,519	1,562
Support Services, including Admissions, Buzz and Music service	Management, staff and efficiency savings across support functions and frontline services.	Reduced responsiveness and failing to meet required timescales. Reduced support for operational teams. Reduced ability to support departmental priorities or new initiatives. Staff working under increased pressure.			296
Home to School Transport	Implementing agreed changes to discretionary HTST and review of unsafe routes.	Savings to Home to School Transport (HTST) as a result of policy changes implemented during 16/17 continue to accrue. Implement changes as a result of review of unsafe routes and whether footpaths and bridleways can be used as safe walking routes to school, therefore reducing HTST costs.	11,708	11,221	566
Locality	Review of non-statutory social care services.	Reduced ability to manage demand and costs.	12,298	11,269	228
SWIFT and YOT	Review of non-statutory social care services.	Reduced ability to manage demand and costs.	1,675	539	268
LAC	Continued use of robust placement management. Review Virtual School costs and commitments	LAC modelling shows continued reduction in numbers, however impact of Unaccompanied Asylum Seeking Children (where Government grant is insufficient to meet all costs) will need to be factored in. TBC	25,106	21,712	269

Children's Services 2018/19 Savings			Gross budget *	Net budget *	Updated Savings
			2016/17	2016/17	2018/19
Service description	Description of savings proposal	Impact assessment	£'000	£'000	£'000
SLES	<p>Reduce support for the Education Improvement Partnerships.</p> <p>Reduce the performance monitoring of schools.</p>	<p>Support to build a sustainable school improvement system, based on school to school support, will be reduced. There will be little capacity or incentive for schools to take responsibility for the performance of the wider group of schools. The capacity to intervene, by schools or the LA, where there is underperformance, will be severely limited and highly inconsistent across the county. This is likely to impact on educational outcomes. Outcomes for pupils vulnerable to underachievement are likely to decline significantly as they are disproportionately affected by poor provision.</p> <p>The LA will know its maintained schools less well. Our capacity to intervene will be significantly undermined unless there is serious high profile failing, or after annual outcomes are available. This will impact negatively on the proportion of settings and schools judged to be good or better.</p>	25,650	2,985	663
ISEND and ESBAS	Reduce direct support for schools to address attendance and exclusions, increase traded offer.	Some schools will be unprepared to pay for pupil support and the lack of early intervention will see more children and young people excluded and requiring costly specialist provision. LA performance in key indicators will further decline and may impact negatively on Ofsted inspections.	45,005	10,102	1,151
Children's Health	Review of CAMHS and Chailey Heritage contracts (funded by CCGs)	Funding released could be redirected by the CCGs to Early Help and preventative services.			TBC
Unallocated for 2018/19 - offset by full year impact of some 18/19 savings in 19/20					332
TOTAL CSD (excl. Schools)					5,335

* The budgets shown reflect the areas against which savings have been proposed.

Communities, Economy & Transport 2018/19 Savings			Gross budget *	Updated Savings
			2016/17	2018/19
Service description	Description of savings proposal	Impact assessment	£'000	£'000
Operations and Contract Management				
Waste Disposal Service	Review of Current approach during 2017/18	The review will consider options for: demand management; asset management; income generation and the impact of any changes on residents. This will include a review of the existing HWRS. Developed proposals will be consulted on. [A small number of savings have been identified in a recent review of the County Council's waste disposal contract. The remainder will come from a wider review of waste operations, including the operation of household waste recycling centres, including the option of introducing charging for some non-household waste streams. Proposals will be consulted on.]	28,680	800
Grass Cutting	Review of grass cutting policy	This will review the amount of grass cutting we undertake and in consultation with Parishes, Boroughs and Districts we will develop proposals which reduce cost and will likely provide a reduction in the numbers of cuts we undertake.	950	400
Economy				
Review fees & charges across the Planning Service.	To charge for pre-application advice on major/significant County matter proposals , and review Ordinary Watercourse Consents fees.	Proponents of major schemes are unlikely to be resistant to making a pre-application charge, although they will expect a certain level of service in return, which they are probably already receiving. Proponents of smaller schemes, particularly waste uses, may be put off from having pre-application dialogue if charges are introduced. Hence, a threshold for schemes we do and do not charge for will need to be introduced. Certain District & Borough Council's may be reluctant to introduce ESCC as a party on their PPA's - we will need to clearly demonstrate the benefits of doing so. Potential that a substantial increase in OWC fees may put off people applying for OWC consent in the first place - this could lead to a greater need for enforcement. However, statutory consultation on major planning applications is assisting in identifying where OWC is required.	1,855	25
Communities				
Library and Information Service	Libraries Transformation Programme - internal review of the Library and Information Service	The staffing restructure and changing to how we manage book stock including a review of library opening hours is complete.	6,444	125

Communities, Economy & Transport 2018/19 Savings			Gross budget *	Updated Savings
			2016/17	2018/19
Service description	Description of savings proposal	Impact assessment	£'000	£'000
Library and Information Service	Libraries Transformation Programme - development and implementation of the Libraries' Strategic Commissioning Strategy	The Strategic Commissioning Strategy outlines a series of proposals including a reduction in the number of libraries, improved outreach services and development of the home library service. The proposals identify £653k savings, the balance of the savings will be found from within the department. The strategy is currently out for consultation. the results of the consultation will be considered in the new year and a final strategy, with recommendations, based upon the results of the consultation will come before Cabinet for consideration.	6,444	750
The Keep	Improved staff utilisation across a range of functions, increased income generation and reduction in sinking fund	An Income Generation Strategy is currently being developed. The Governance Board has approved, in principle, the approach of the sinking fund.	689	19
TOTAL CET				2,119

* The budgets shown reflect the areas against which savings have been proposed.

Governance Services 2018/19 Savings			Gross budget *	Updated Savings
			2016/17	2018/19
Service description	Description of savings proposal	Impact assessment	£'000	£'000
Communications	Cease production/ delivery of hard copies of Your County magazine	Your County to be available on line only - this would reduce our ability to reach all residents with key messages and is likely to impact on older people and more disadvantaged people without internet access.	1,283	54
3rd Sector	Cease corporate support for AiRs (18/19); Reduction in Generic infrastructure or Healthwatch	Reduced support for the VCS.	937	30
TOTAL GS				84

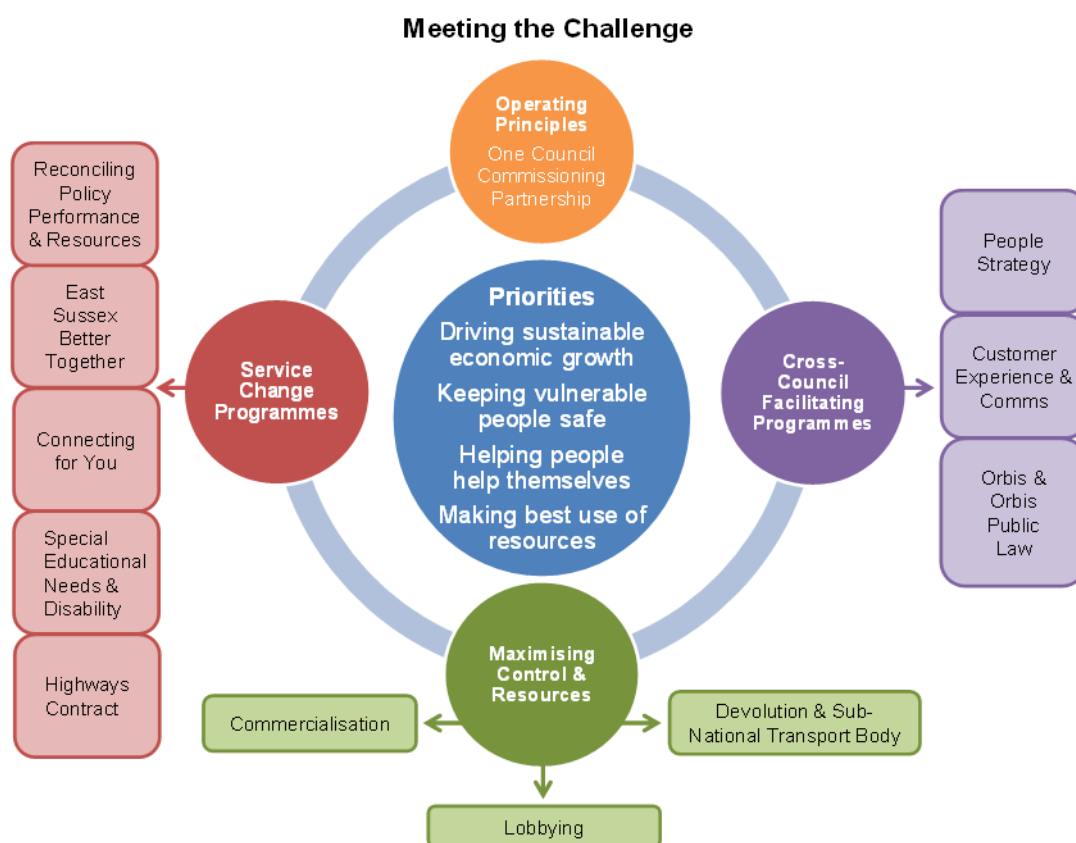
* The budgets shown reflect the areas against which savings have been proposed.

2017/18 Strategic Investment Plan

ESBT Strategic Investment Plan 2017/18	EHS CCG & HR CCG £'000	ESCC £'000	ESBT Total £'000
Available Resources	697,391	165,020	862,411
Forecast Expenditure pre-Service Redesign	730,321	165,936	896,257
Net Deficit / (Surplus) pre-Service Redesign	32,930	916	33,846
Service Redesign Savings			
Healthy Living & Wellbeing/Maintaining Independence	(2,556)	(422)	(2,978)
Proactive Care/Crisis intervention and Admission Avoidance	(24,558)	-	(24,558)
Bedded Care	(1,435)	-	(1,435)
Discharge to Assess	(3,220)	-	(3,220)
Prescribing	(5,314)	-	(5,314)
Planned Care	(7,567)	-	(7,567)
Primary Care	(500)	-	(500)
Learning Disability		(160)	(160)
Enablers	(1,000)		(1,000)
Total Service Redesign Savings	(46,150)	(582)	(46,732)
Service Redesign Investments			
Healthy Living & Wellbeing/Maintaining Independence	5,000	658	5,658
Proactive Care/Crisis intervention and Admission Avoidance	10,427	183	10,610
Discharge to Assess	936	2,167	3,103
Mental Health	216	-	216
Prescribing	732	-	732
Planned Care	264	-	264
Total Service Redesign Investments	17,575	3,008	20,583
Mitigations			
Application of Better Care Fund to meet Service Redesign Investments	(7,697)	-	(7,697)
Total Mitigations	(7,697)	-	(7,697)
Net Deficit including Service Redesign	(3,342)	3,342	0

Reserves (£m)

	01.04.18 Estimate	31.03.21 Estimate
Held on behalf of others or statutorily ring-fenced	20.1	16.0
Named Service Reserves		
Waste Reserve	12.8	12.8
Set aside for the new Capital Programme 2018/23	26.8	0.0
Insurance	5.9	5.9
Total Named Service Reserves	45.5	18.7
Financing Reserve	11.0	3.7
Priority Outcomes and Transformation Reserve	6.8	3.1
Risk Reserve	2.8	2.8
Strategic Service Reserves	20.6	9.6
<i>Total excluding those held on behalf of others</i>	66.1	28.3
<i>Total Reserves</i>	86.2	44.3



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Report to: Cabinet

Date of meeting: 10 October 2017

By: Chief Operating Officer

Title: Forest Row Recreation Ground and Pavillion

Purpose: To seek Cabinet approval to dispose of Property by way of long lease to Forest Row Parish Council

RECOMMENDATIONS

Cabinet is recommended to:

1) agree to enter into a long lease of 21 years for the Forest Row Recreation Ground with Forest Row Parish Council at a peppercorn rent as Trustee to the Ashdown Forest Trust; and

2) delegate authority to the Chief Operating Officer to negotiate and agree the terms of the lease

1 Background

1.1 East Sussex County Council act as Trustee to the Ashdown Forest Trust and manage the transactions for the Properties within it.

1.2 The Property had previously been licenced to Forest Row Parish Council by the Ashdown Forest Conservators which was subsequently 'sub-licenced' to the Sports Ground Association – an arrangement that should not be permitted to continue due to its tenuous legal nature.

1.3 Forest Row Parish Council have approached ESCC looking to extend the period of occupation in order for the Sports Ground Association to secure grant funding.

2 Supporting information

2.1 The site is shown edged red on the attached Plan (Appendix 1) and comprises approximately 6.16 acres.

2.2 We have consulted with the Conservators of the Ashdown Forest and notified the Local Member of our recommendations and no objections have been raised.

2.3 The granting of a long lease will be compliant with the Declaration of Trust 1988.

2.4 It is our intention to grant a full repairing and insuring lease of 21 years at a peppercorn as per the previous agreement. The terms negotiated to date are attached in Appendix 2 but are subject to alteration as a result of any negotiation.

2.5 Forest Row Parish Council have requested that the Property is leased to them and are permitted to sublet to the Sports Ground Association, allowing another layer of control over its use.

3. Conclusion and reasons for recommendations

3.1 The nature of the current arrangements for the occupation at this property cannot be permitted to continue.

3.2 Cabinet is recommended to agree that the County Council grants a long lease of 21 years as Trustee to the Ashdown Forest Trust and authority is delegated to the Chief Operating Officer to negotiate and agree terms for this Property.

KEVIN FOSTER

Chief Operating Officer

Contact Officer: Ralph H Smart

Tel. No. 01273 336 999

Email: ralph.smart@eastsussex.gov.uk

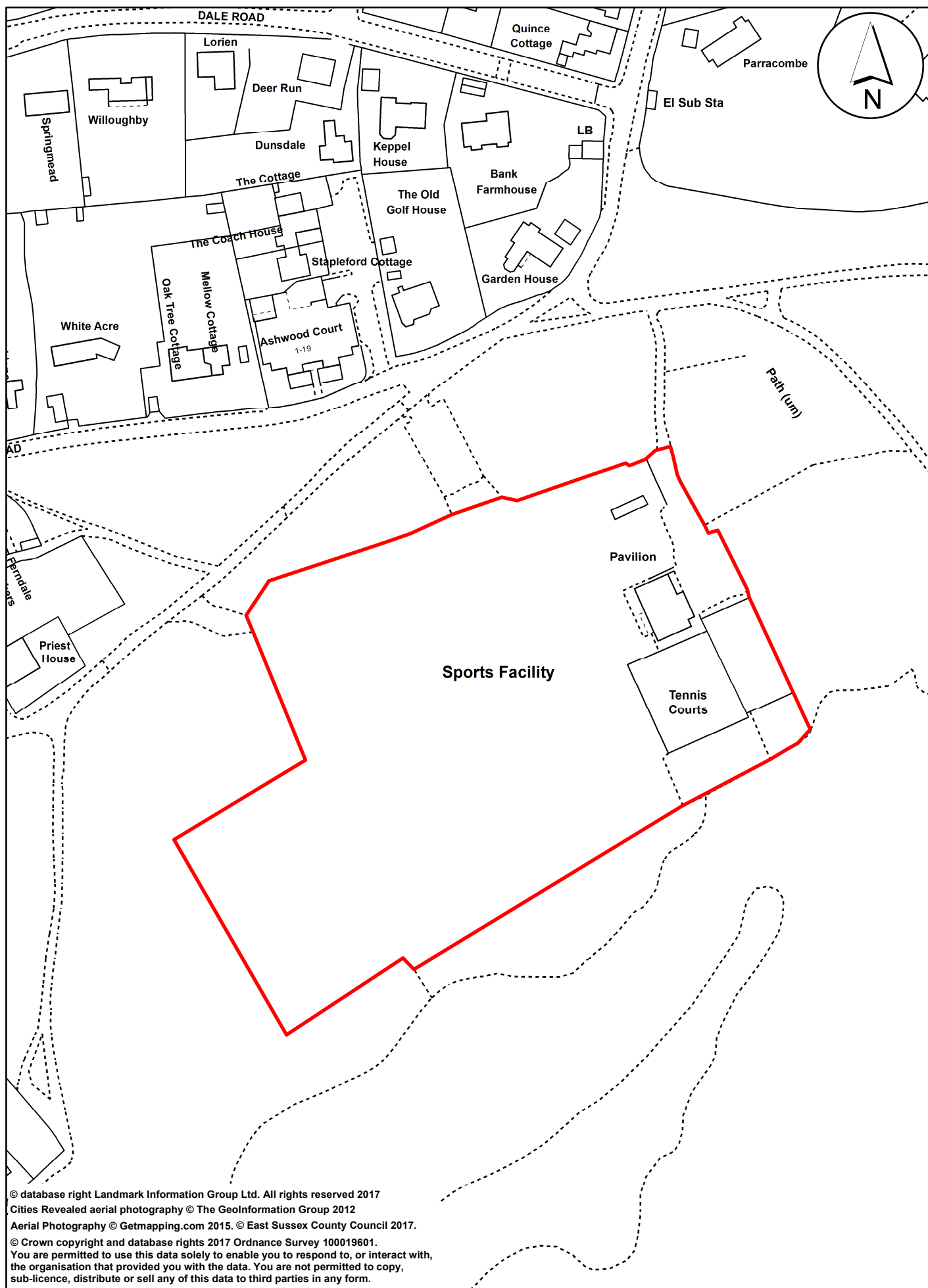
LOCAL MEMBERS

Councillor Francis Whetstone

BACKGROUND DOCUMENTS

Appendix 1 – Location Plan

Appendix 2 – Proposed Heads of Terms



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Forest Row Recreation Ground, Shalesbrook Lane, Forest Row

Scale: 1:1,750

Author: RHS

Date: 14/08/2017



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Heads of Terms

New Lease

Without prejudice and subject to contract

1.0	Property address	Forest Row Recreation Ground Shalesbrook Lane Forest Row East Sussex RH18 5LS
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1.2	Landlord	East Sussex County Council as trustees to the Ashdown Forest Trust Registered office: County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE Telephone: 0345 6080191
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1.3	Tenant	Forest Row Parish Council Registered office: Community Centre, Hartfield Road, Forest Row, East Sussex, RH18 5DZ Telephone: 01342 822661
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1.4	Rent	One Peppercorn (if demanded) annually in advance
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2.0	Lease length	21 Years from the commencement date
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2.1	Break option	None
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2.2	Security of tenure	To be contracted out of the LTA '54 Act
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3.0	Rent reviews	None
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4.0	Alienation	No subletting, assigning or charging permitted, except to the Forest Row Sports Ground Association
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5.0	Repair Obligations	Tenant to be responsible for all repair and maintenance at property including the car parking area
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6.0	Insurance	Tenant to be responsible for insuring the property Tenant to effect and maintain Public Liability insurance up to £10million, Landlord able to reasonably revise this figure
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7.0	Alterations	No alterations permitted without Landlord's prior written consent
8.0	Permitted use	For use as a recreation grounds with associated facilities
9.0	Rates and utilities	Tenant to be responsible for all rates and utilities due on the property
10.0	Re-entry	N/A
11.0	Legal costs	To pay the Landlord's reasonable Legal and Surveyors costs in the preparation of this lease
12.0	Conditions	Tenant to manage the use of playing area by local clubs, charging as appropriate