



LEAD MEMBER FOR RESOURCES

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

THURSDAY, 24 MAY 2018 AT 2.00 PM

CC2 - COUNTY HALL, LEWES

AGENDA

- 1 Decisions made by the Lead Cabinet Member on 23 March 2018 (*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 Chippings Depot, Rye (*Pages 5 - 8*)
Report by the Chief Operating Officer
- 5 Council Cottage, Barnetts Hill, Peasmarsh (*Pages 9 - 12*)
Report by the Chief Operating Officer
- 6 Land at Holmarsh Bridge, Hailsham (*Pages 13 - 16*)
Report by the Chief Operating Officer
- 7 Any non-exempt urgent items previously notified under agenda item 3
- 8 Exclusion of 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).
- 9 Sackville House, Lewes - granting of lease to the Sussex Police Authority (*Pages 17 - 18*)
Report by the Chief Operating Officer
- 10 Lease renewal at 211 Elphinstone Road, Hastings (*Pages 19 - 22*)
Report by the Chief Operating Officer
- 11 Any other exempt items previously notified under agenda item 3

PHILIP BAKER
Assistant Chief Executive
County Hall, St Anne's Crescent

LEWES BN7 1UE

16 May 2018

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LEAD MEMBER FOR RESOURCES

DECISIONS made by the Lead Member for Resources, Councillor David Elkin, on 23 March 2018 at County Hall, Lewes

Councillor Philip Daniel spoke on items 4 and 8 (see minutes 17 and 20)
Councillor Ruth O’Keeffe spoke on item 4 (see minute 17)

15 DECISIONS MADE BY THE LEAD CABINET MEMBER ON 23 JANUARY 2018

15.1 The Lead Member approved as a correct record the minutes of the meeting held on 23 January 2018.

16 DISCLOSURE OF INTERESTS

16.1 Councillor O’Keeffe declared a personal interest in Item 4 as a trustee of Pippa’s Group, but she did not consider this to be prejudicial.

16.2 Councillor Daniel declared a personal interest in item 4 as the Local Member for the neighbouring division, but he did not consider this to be prejudicial.

17 PETITION - TO SAVE THE SMALL SEPARATELY FENCED AREA AT THE FAR END OF THE PELL'S SCHOOL SITE ON LANDPORT, LEWES FOR CONTINUED USE AS A FOREST SCHOOL

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

17.2 Ms Debbie Twitchen, Chair of the Landport Residents’ Association and trustee of Pippa’s Group, the Lead Petitioner, spoke in support of the petition’s aims.

DECISIONS

17.3 The Lead Member RESOLVED to advise the petitioners that (1) the petition is acknowledged;
(2) the Chief Operating Officer is authorised to continue with the marketing of the site; and
(3) any consideration of the local need for Forest School related activities be considered as part of future planning and development in the local area.

Reasons

17.4 The former Pells School site is currently being marketed by the Diocese of Chichester on behalf of the Diocese and the County Council. Any development proposals that might arise on the site will be required to provide of open space provision, and the potential to include and protect the small parcel of fenced land to support any education offer should be taken into account at the point of considering potential development of the whole site.

18 LANDS EAST OF BATTLE ROAD (REEF WAY) AND EAST OF PARK ROAD, HAILSHAM

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

DECISIONS

18.2 The Lead Member RESOLVED to (1) authorise officer to trigger options to purchase lands east of Battle Road (Reef Way) and land east of Park Road, Hailsham to support the provision of local education; and
(2) authorise the Chief Operating Officer to acquire the sites subject to satisfactory terms.

Reasons

18.3 The Council have a commitment and funds set aside within the approved capital Programme, for the delivery of two new schools in Hailsham. Site purchases are part of the process that need to be concluded to enable planning, construction and delivery for the scheduled opening of each school.

18.4 The terms of the option agreements, valuation and negotiation process for the land purchase are subject to specific processes and each negotiation benefits from a dispute resolution process if terms cannot be agreed by mutual agreement.

19 EXCLUSION OF PUBLIC AND PRESS

19.1 RESOLVED to exclude the public and press from the remainder of the meeting 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 Schedule 12A 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).

20 ANNUAL WRITE OFF OF DEBTS

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

DECISIONS

20.2 The Lead Member RESOLVED to (1) authorise the writing off of 25 debts amounting to £203,153.79 in the Council's 2017/18 accounts;
(2) note that provision is made for bad and doubtful debts; and
(3) note the positive steps being put in place to make improvements going forward.

Reasons

20.3 There is no prospect of recovering the 25 outstanding debts. Like all local authorities, some income become becomes uncollectable and to allow for this the accounts of the Council include a provision for bad and doubtful debts which recognise that a proportion of outstanding debtors at year end may not collected. This provision is monitored each month.

20.4 Work continues to review and streamline the debt recovery process, to learn the lessons and to ensure that the council have robust systems and processes to recover debt promptly.

Report to: Lead Member for Resources

Date of meeting: 24 May 2018

By: Chief Operating Officer

Title: Chippings Depot, Rye

Purpose: To seek Lead Member approval to declare this property surplus to Council requirements to enable a disposal.

RECOMMENDATION: The Lead Member is recommended to:

- (1) declare the property known as Chippings Depot, Rye surplus to Council operational requirements; and**
- (2) delegate authority to the Chief Operating Officer to agree the terms of a disposal in accordance with s. 123 of the Local Government Act 1972.**

1 Background

- 1.1 The property comprises a former highway storage building and associated grounds originally acquired in 1966 from the British Railways Board.
- 1.2 The property was let on various occasions, most recently up until 2014, but despite several attempts to secure occupiers, market demand for a lease has been very poor.
- 1.3 The property is currently generating no income but is incurring some nominal grounds maintenance and management costs.

2 Supporting information

- 2.1 The site is shown hatched black on the attached plan at Appendix 1 and comprises 0.25 acres.
- 2.2 An internal consultation with all Council Services has concluded there is no operational requirement for this property.
- 2.3 It is recommended that the property be placed on the open market through marketing agents, to be appointed, to secure best value outcomes in accordance with Section 123 of the LGA 1972.
- 2.4 The Local Member has been updated and raises no objection to the disposal of this property.

3. Conclusion and reasons for recommendations

- 3.1 The property has no future operational use for the Council and whilst it is vacant the property will have ongoing costs for security and maintenance.
- 3.2 The property has not been in an operational condition for some years which makes it hard to let. The buildings on site are in need of either refurbishment or clearance. The road frontage of the site will be protected for cycle way/highway improvements

as part of wider planning policy requirements. Almost half of the ESCC site remains in a restricted flood zone which impedes development opportunities pending flood defence works in the town and this continues to be a blight on this area of the town. Any early sale will nevertheless seek to protect and clawback any added value arising from any early redevelopment that might be secured on this site.

- 3.3 It is recommended that this property be declared surplus to County Council requirements and terms for any disposal delegated to the Chief Operating Officer to secure best value in accordance with the requirements of Section 123 of the Local Government Act 1972.

KEVIN FOSTER
Chief Operating Officer

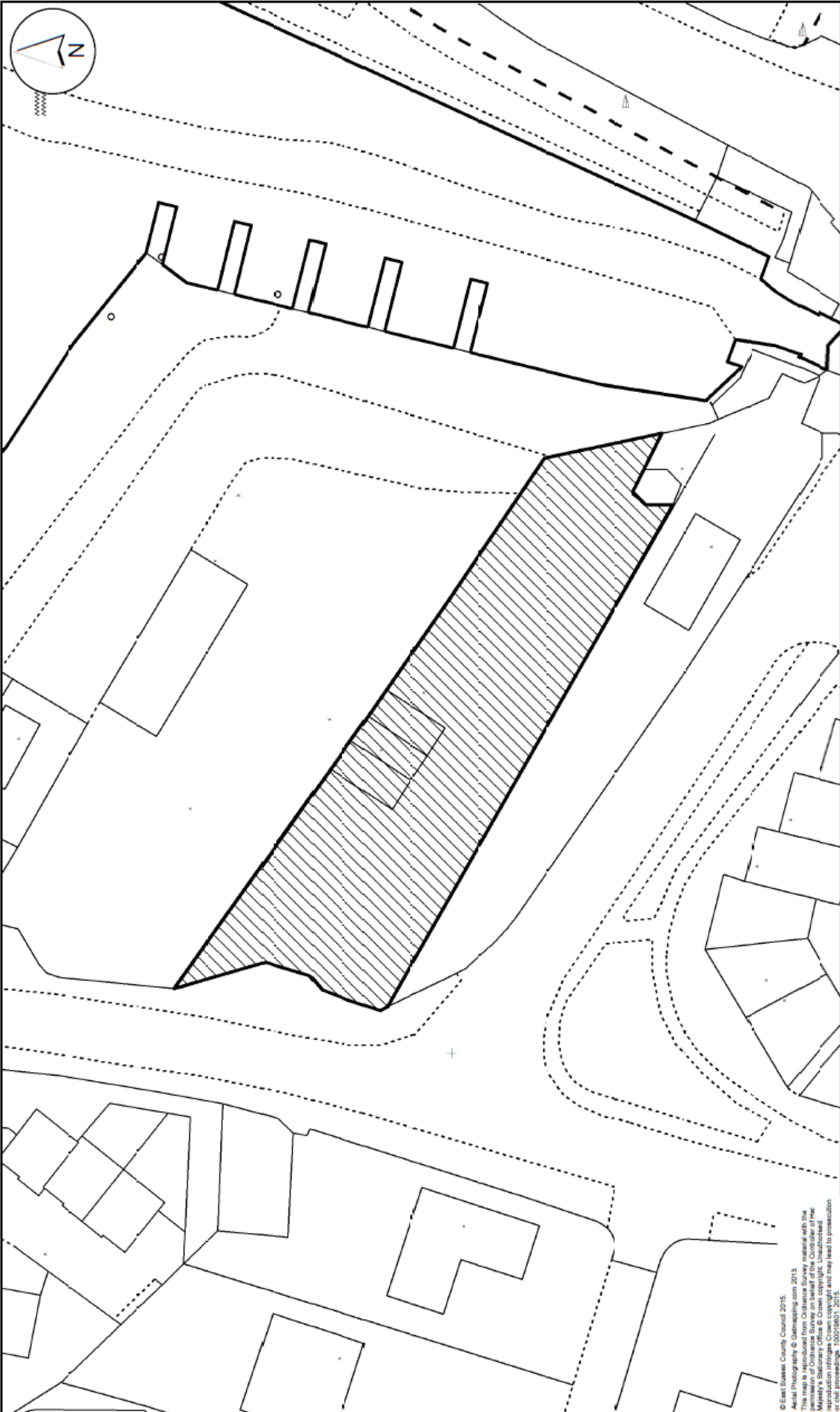
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LOCAL MEMBERS

Councillor Keith Glazier

BACKGROUND DOCUMENTS

Appendix I – Site Plan (not to scale)



Map Title: Former Chippings Depot, Rye

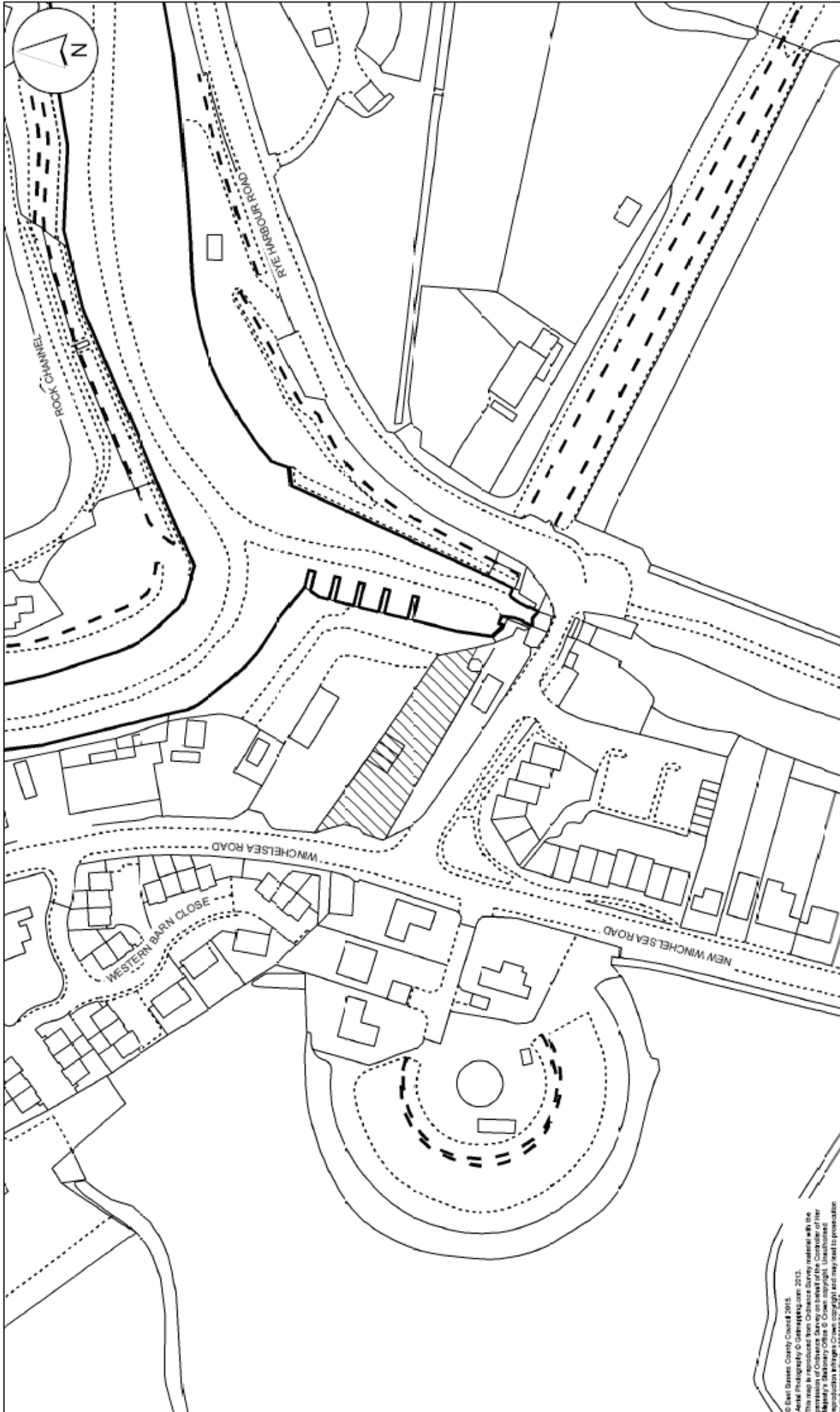
Date: 03.04.18

Map No: 013

Scale: 1:500

Author: KVN

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Map Title: Chippings Depot, Rye, TN31 7EL

Date: 25.04.18

Map No: 014

Scale: 1:1,500

Author: KVN

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Report to: **Lead Member for Resources**

Date: 24 May 2018

By: **Chief Operating Officer**

Title of report: **Council Cottage, Barnetts Hill, Peasmarsh**

Purpose of report: **To seek Lead Member approval to declare this property surplus to Council requirements to enable its disposal.**

RECOMMENDATION: The Lead Member is recommended to:

- (1) declare the property known as Council Cottage, Barnetts Hill, Peasmarsh surplus to the County Council's operational requirements; and**
 - (2) delegate authority to the Chief Operating Officer to agree the terms for a disposal in accordance with s. 123 of the Local Government Act 1972.**
-

1 Background Information

- 1.1 The Property comprises a semi-detached 3 bedroomed house and gardens which fronts the A268 (Barnetts Hill). It was previously subject to a secure tenancy which has recently been terminated.
- 1.2 The property is now vacant and generating no income but is incurring management and security costs.

2. Supporting information

- 2.1 The asset is shown hatched black on the plan attached as Appendix 1 and extends to approx 0.25 acres.
- 2.2 Internal consultation with Council Services has confirmed there is no operational requirement for this property.
- 2.3 The property will be placed in the open market through a residential marketing agent to secure best value
- 2.4 The Local Member has been consulted on this matter and raised no objection to the proposal.

3. Conclusion and reasons for recommendations

- 3.1 The property no future operational use for the County Council and, whilst vacant, continues to incur costs for security and maintenance.
- 3.2 The Council is not in a position to lease this type of property, without incurring security of tenure and right to buy issues. The whole requires complete refurbishment.
- 3.3 It is recommended that this property be declared surplus to County Council requirements and terms for a 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

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LOCAL MEMBERS

Councillor Davies

BACKGROUND DOCUMENTS

Appendix I – Site Plan (not to scale)

Appendix II – Site Plan 1:1500 scale (not to scale)



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Map Title: Council Cottage, Peasmarsh, TN31 6YJ

Date: 12.03.18 **Map No:** 002

Scale: 1:750 **Author:** KVN



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Map Title: Council Cottage, Barnetts Hill, Peasmarsh, TN31 6YJ

Date: 25.04.18

Map No: 003

Scale: 1:1,500

Author: KVN



Report to: Lead Member for Resources

Date of meeting: 24 May 2018

By: Chief Operating Officer

Title: Lands alongside Holmarsh Bridge, Hailsham

Purpose: To seek Lead Member approval to declare this property surplus to Council requirements to enable its disposal.

RECOMMENDATION: The Lead Member is recommended to:

- (1) declare the property known as Land at Holmarsh Bridge, Hailsham surplus to Council operational requirements; and**
- (2) delegate authority to the Chief Operating Officer to agree the terms in accordance with s. 123 of the Local Government Act 1972.**

1 Background

- 1.1 The land was originally acquired in 1938 by the County Council for highway purposes but the scheme was rescinded in the early 1970's.
- 1.2 The land was let under a Farm Business Tenancy which expired in February 2018, thus enabling this proposal.
- 1.3 It has been confirmed that no further road safety works are required in this vicinity and thus this residual land parcel can be released.
- 1.4 The land comprises farmland and is accesible by foot and vehicle from Hailsham Road.

2 Supporting information

- 2.1 The land parcel is shown hatched black on the attached plan at Appendix 1 and comprises approx. 3.5 acres.
- 2.2 An internal consultation with all Council Services has concluded there is no operational requirement for this property.
- 2.3 The property will be placed in the open market through a marketing agent, to be appointed, to secure best value bids as per our obligations under Section 123 of the Local Government Act 1972. Whilst there are no development proposals that might release added land value, covenants will be negotiated and placed on the land sale linked to agricultural and/or horticultural and/or paddock and stabling uses, together with appropriate fencing obligations
- 2.4 The Local Member has been updated on this issue and raises no objection to disposing of this property.

3. Conclusion and reasons for recommendations

- 3.1 The land offers no future operational use for the Council.
- 3.2 It is recommended that this land parcel be declared surplus to County Council requirements and terms for any 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

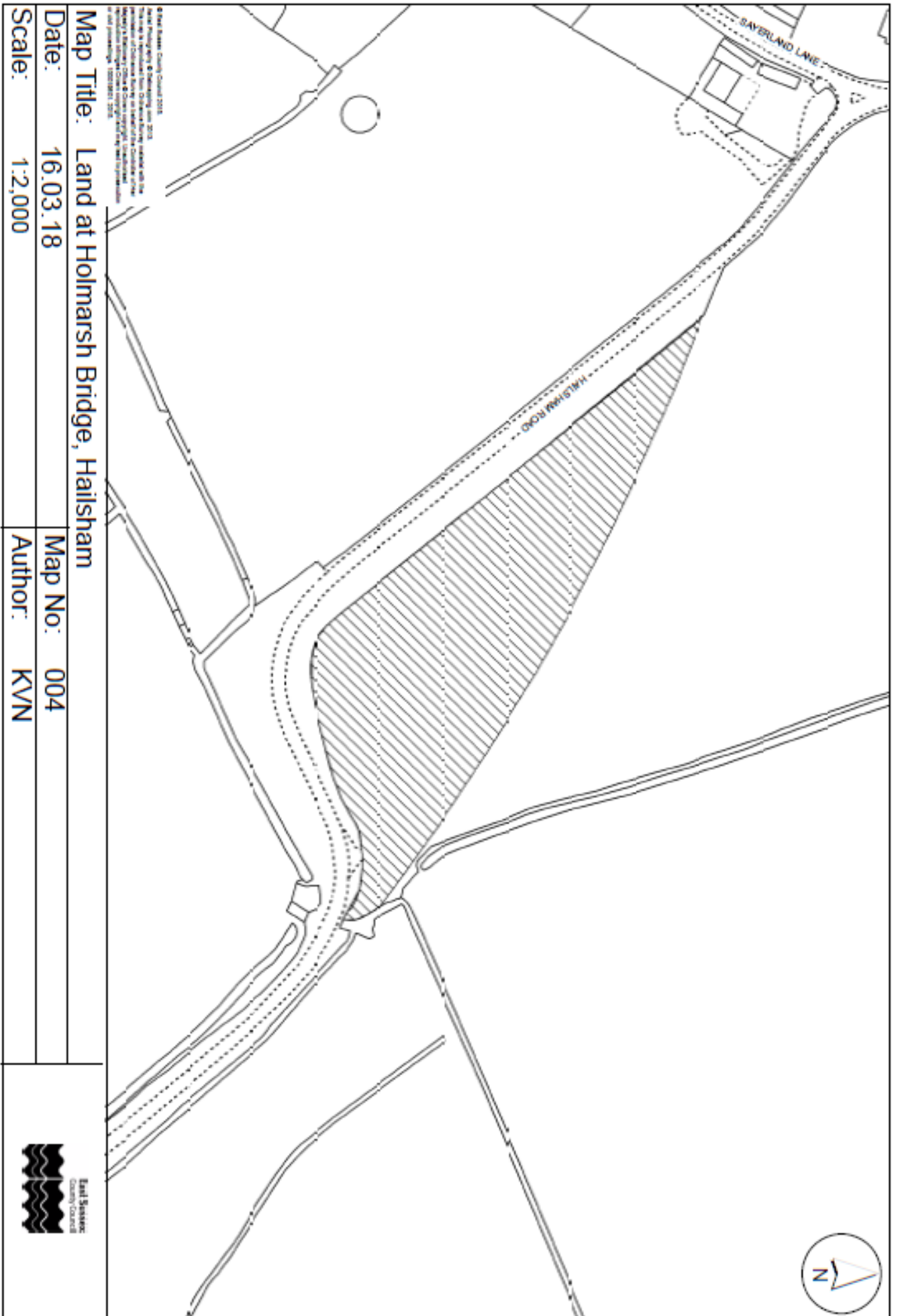
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LOCAL MEMBERS

Councillor Bowdler

BACKGROUND DOCUMENTS

Appendix I – Site Plan (not to scale)



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of the Local Government Act 1972.

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