



LEAD MEMBER FOR RESOURCES

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

THURSDAY, 2 AUGUST 2018 AT 1.00 PM

COMMITTEE ROOM - COUNTY HALL, LEWES

AGENDA

- 1 Decisions made by the Lead Cabinet Member on 21 June 2018 (*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 Any urgent items previously notified under agenda item 3
- 5 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).
- 6 Lease of a property in Newhaven (*Pages 7 - 14*)
Report by the Chief Operating Officer
- 7 Any other exempt items previously notified under agenda item 3

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25 July 2018

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LEAD MEMBER FOR RESOURCES

DECISIONS made by the Lead Member for Resources, Councillor David Elkin, on 21 June 2018 at County Hall, Lewes

Councillor Bill Bentley spoke on items 4, 5 and 6 (see minutes 12, 13 and 14)
Councillor Stephen Shing spoke on item 7 (see minute 11)

9 DECISIONS MADE BY THE LEAD CABINET MEMBER ON 24 MAY 2018

9.1 The Lead Member confirmed as a correct record the minutes of the meeting held on 24 May 2018.

10 REPORTS

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

10.2 The Lead Member agreed to amend the agenda order and take item 7 first.

11 WILLINGDON COMMUNITY LIBRARY [ITEM 7]

11.1 The Lead Member considered a report by the Director of Communities, Economy and Transport.

DECISION

11.2 The Lead Member RESOLVED to (1) approve the granting of a full repairing and insuring lease to Willingdon and Jevington Parish Council on a peppercorn rent for a five year period, in order to operate a Community Library in the former Willingdon Library building; and

(2) delegate authority to the Chief Operating Officer in consultation with the Director of Communities, Economy and Transport to agree the terms for the lease.

Reasons

11.3 Granting a five year peppercorn lease to Willingdon and Jevington Parish Council (WJPC) to operate a Community Library in the former Willingdon Library building would represent a potential loss of rental income to the County Council of £40,000 over the five year period. Granting the lease instead of an immediate sale of the site would also defer a capital receipt of around £100,000 - £125,000. However, the option would remain for the County Council at the end of the lease period to sell the freehold or to consider an alternative use of the site.

11.4 The WJPC proposal would provide social value to the community in Willingdon and is judged by the evaluation panel to be viable. Granting a short-term peppercorn lease is in line with the Cabinet decision of 6 March 2018.

12 ORE COMMUNITY LIBRARY [ITEM 4]

12.1 The Lead Member considered a report by the Director of Communities, Economy and Transport.

DECISION

12.2 The Lead Member RESOLVED to (1) approve the granting of a full repairing and insuring lease to Ore Community Association on a peppercorn rent for a three year period, in order to operate a Community Library in the former Ore Library building; and

(2) delegate authority to the Chief Operating Officer in consultation with the Director of Communities, Economy and Transport to agree the terms for the lease.

Reasons

12.3 Granting a three year peppercorn lease to Ore Community Association (OCA) to operate a Community Library in the former Ore Library building would represent a potential loss of rental income to the County Council of £6,000-£9,000 over the three year period. Granting the lease instead of an immediate sale of the site would also defer a capital receipt of around £130,000. However, the option would remain for the County Council at the end of the lease period to sell the freehold or to consider an alternative use of the site, including a community asset transfer.

12.4 The OCA proposal would provide social value to the community in Ore and is judged by the evaluation panel to be viable. Granting a short-term peppercorn lease is in line with the Cabinet decision of 6 March 2018.

13 PEVENSEY BAY COMMUNITY LIBRARY [ITEM 5]

13.1 The Lead Member considered a report by the Director of Communities, Economy and Transport.

DECISIONS

13.2 The Lead Member RESOLVED to (1) approve, subject to landlord approval, the granting of a full repairing and insuring sub-lease to Volunteers Network CIC on a fixed annual rent of £26 for a five year period, in order to operate a Community Library in the former Pevensey Bay Library building; and

(2) delegate authority to the Chief Operating Officer in consultation with the Director of Communities, Economy and Transport to agree the terms for the sub-lease.

Reasons

13.3 Granting a five year sub-lease to Volunteers Network CIC to operate a Community Library in the former Pevensey Bay Library building would represent a potential loss of rental income to the County Council of £50,000 - £60,000 over the five year period. However, the option would remain for the County Council at the end of the lease period to consider alternative options with regard to its leasehold interest in the property. A sub-letting arrangement (as opposed to assigning the lease to Volunteers Network CIC) would mean that East Sussex County Council would retain the Head Lease and the occupant would not be able to realise any capital or commercial value in the property.

13.4 The Volunteers Network CIC's proposal would provide social value to the community in Pevensey Bay and is judged by the evaluation panel to be viable. Granting a short-term sub-lease at the current rent is in line with the Cabinet decision of 6 March 2018.

14 POLEGATE COMMUNITY LIBRARY [ITEM 6]

14.1 The Lead Member considered a report by the Director of Communities, Economy and Transport.

DECISIONS

14.2 The Lead Member RESOLVED to (1) agree to East Sussex County Council entering into a rent-free Service Level Agreement with Polegate Town Council, renewable annually for up to three years, in order to operate a Community Library in the former Polegate Library building.

(2) delegate authority to the Chief Operating Officer in consultation with the Director of Communities, Economy and Transport to agree the terms for the Agreement.

Reasons

14.3 Entering into a rent-free Service Level Agreement (SLA) with Polegate Town Council for up to three years, in order to operate a Community Library in the former Polegate Library Building would represent a potential loss of rental income to the County Council of £45,000 over the three year period. Entering into an SLA instead of an immediate sale of the site would also defer a capital receipt of around £400,000. However, the option would remain for the County Council at the end of the period to sell the freehold or to consider an alternative use of the site. Given that the Polegate Library site is a relatively large site which would (subject to planning permission) enable it to accommodate a range of future uses, it is recommended that both parties fully recognise that beyond three years alternate building provision may be required for the Community Library, with the County Council having no obligation to provide/fund same and able to deal with its asset without compromise or call on funds.

14.4 The Polegate Town Council proposal would provide social value to the community in Polegate and is judged by the evaluation panel to be viable. Entering into a short-term rent-free SLA is in line with the Cabinet decision of 6 March 2018.

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Agenda Item 6

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

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