



LEAD MEMBER FOR RESOURCES

DECISIONS to be made by the Lead Member for Resources,
Councillor Nick Bennett

TUESDAY, 28 JANUARY 2020 AT 2.00 PM

COUNCIL CHAMBER - COUNTY HALL, LEWES

AGENDA

- 1 Decisions made by the Lead Cabinet Member on 10 December 2019 (*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 Petition for Climate Change (*Pages 5 - 8*)
Report by the Director of Communities, Economy and Transport
- 5 Carbon reduction opportunities: iChoosr and Warmer Sussex schemes for residents (*Pages 9 - 10*)
Report by the Director of Communities, Economy and Transport
- 6 Strategic Asset Management Plan 2020-2025 (*Pages 11 - 44*)
Report by the Chief Operating Officer
- 7 Future options for de-designated children's centres - Crowborough Children's Centre (*Pages 45 - 50*)
Report by the Director of Children's Services
- 8 Future options for de-designated children's centres - Ringmer Children's Centre (*Pages 51 - 56*)
Report by the Director of Children's Services
- 9 Future options for de-designated children's centres - Rye Children's Centre (*Pages 57 - 62*)
Report by the Director of Children's Services
- 10 Any other non-exempt items previously notified under agenda item 3
- 11 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).
- 12 Future options for de-designated children's centres (*Pages 63 - 64*)
Report by the Director of Children's Services

13 Any exempt items previously notified under agenda item 3

PHILIP BAKER
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20 January 2020

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LEAD MEMBER FOR RESOURCES

DECISIONS made by the Lead Member for Resources, Councillor Nick Bennett, on 10 December 2019 at County Hall, Lewes

21 DECISIONS MADE BY THE LEAD CABINET MEMBER ON 15 OCTOBER 2019

21.1 The Lead Member approved as a correct record the minutes of the meeting held on 15 October 2019.

22 REPORTS

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

23 THE CHARTER CENTRE, BEXHILL

23.1 The Lead Member considered a report by the Chief Operating Officer together with the written comments in support of the recommendations from Councillor Ensor, the Local Member.

DECISIONS

23.2 The Lead Member RESOLVED to (1) agree the implementation of a new 20 year lease to replace the existing agreement Tenancy at Will and any associated legal documentation associated with enabling this rental; and

(2) agree to delegate authority to the chief Operating Officer to approve the details of the new lease (sub-lease) and associated Deed of Variation subject to the appropriate due diligence.

Reasons

23.3 The Deed of Variation will allow the use clause in the lease between Optivo and the Council to be widened. This will allow the Council to sub-let to Sussex Community Development Association and ensure that SCDA can continue to occupy the Centre.

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Report to: Lead Cabinet Member for Resources

Date of meeting: 28 January 2020

By: Director of Communities, Economy and Transport

Title: Petition for climate change

Purpose: To consider the response to the petition on climate change submitted to the County Council by the Lewes District Green Party

RECOMMENDATIONS: The Lead Member is recommended to advise the petitioners:

- (1) That the majority of the actions requested by the petition are already being implemented/planned for by the County Council; and**
 - (2) Why the County Council has set a target for achieving carbon neutrality from its activities by 2050, but not 2030.**
-

1 Background Information

1.1. At the County Council meeting on 15 October a petition was presented to the Chairman by Councillor O'Keeffe on behalf of the Lewes District Green Party. The petition calls on the County Council to:

- 1. Declare a climate emergency;*
- 2. Set a target for East Sussex to be carbon neutral by 2030 and put a plan in place within six months to achieve this aim;*
- 3. Put this goal at the forefront of all future decision making;*
- 4. Call on Government to support the Council to achieve this aim;*
- 5. Be pro-active as the education authority in ensuring the young people of East Sussex have a voice in shaping this zero carbon future;*
- 6. To support a series of county wide citizens' assemblies on the climate crisis and implement their recommendations;*
- 7. Commit to the principles outlined in the Wildlife Trust's Nature Recovery Network that puts space for nature at the heart of our planning systems in order to bring nature into the places where most people live their daily lives;*
- 8. Revise the transport strategy to reduce car use and put walking, cycling and sustainable transport at the centre of future plans for the county;*
- 9. Commit to a zero waste strategy and embed the principles of a circular economy into its future corporate plan.*

1.2. Standing Orders provide that where the Chairman considers it appropriate, petitions are considered by the relevant Committee. The Chairman has referred this petition to the Lead Member for Resources.

2 Supporting Information

2.1. The following sets out what the County Council has already done, and is proposing to do, to address the petition:

- 1) Declare a climate emergency: the County Council declared a climate emergency at its meeting of 15 October 2019.
- 2) Set a target and put a plan in place: the County Council has set a target of achieving carbon neutrality from its activities as soon as possible and in any event by 2050, in line with the new target for the UK agreed by Parliament in 2019. The County Council:
 - a. did not set a target for 2030 because the Committee on Climate Change, which provides independent advice to government, concluded in May 2019 that a commitment to reaching net zero emissions earlier than 2050 is not credible.
 - b. Set the scope of its declaration to cover its own activities and not the whole county because the emissions in East Sussex over which it has either direct control or influence is limited.
 - c. Is a partner on the East Sussex Environment Board, which has set a long term aim for the county to be carbon neutral by 2050 or earlier. The board includes the environmental regulators, the two universities, and representatives of land managers, farmers, local authorities and businesses.
- 3) Put this goal at the forefront of all future decision making: the County Council's climate change declaration states that the County Council '*will align our policies to address the Climate Emergency*'.
- 4) Call on Government to support the Council to achieve this aim: the County Council's climate change declaration states that the County Council will write '*to central government with respect to the emergency to request funding to implement swift appropriate actions*'.
- 5) Ensure the young people of East Sussex have a voice in shaping this zero carbon future: the County Council organised an event for the Children's and Young People's Trust in November to begin to discuss climate change, and will be working with the new ESCC Youth Cabinet from January 2020 to help shape its campaign during 2020 on climate change.
- 6) To support a series of county wide citizens' assemblies on the climate crisis and implement their recommendations: the County Council will engage staff in the process of developing its climate change programme.
- 7) Commit to the principles outlined in the Wildlife Trust's Nature Recovery Network: the County Council hosts the Sussex Local Nature Partnership (LNP), which brings together approximately 25 organisations in Sussex from a range of sectors to conserve, enhance and expand Sussex's Natural Capital, and ensure that Sussex residents share in the benefits provided by healthy, well-functioning ecosystems. The LNP has developed a Natural Capital Investment Strategy, part-funded by the County Council, which provides a strategic assessment as to how and where best to focus resources to protect and enhance the stock of natural capital assets. The LNP is currently developing an investment plan, also part-funded by the County Council, with the aim of developing a pipeline of local natural capital projects.
- 8) Revise the transport strategy to reduce car use and put walking, cycling and sustainable transport at the centre of future plans for the county: the County Council already has a Local Transport Plan in place that seeks to deliver infrastructure and initiatives that support integrated sustainable travel. In part, this Plan has led to schemes and programmes such as the East Sussex Active Access for Growth Programme and improved cycling and walking infrastructure. However, we do recognise that the Local Transport Plan is now a number of years old and therefore the County Council will be reviewing this Plan in 2020/21. The revised version of the Plan will take into account issues such as the climate emergency, the move to electric vehicles and the continued need to increase sustainable travel.
- 9) Commit to a zero waste strategy and embed the principles of a circular economy into its future corporate plan: The County Council is currently waiting to see how the government responds to the consultation on the national Resource Strategy, which proposes lots of

positive steps to reduce waste to landfill, increase recycling and increase producer responsibility. If the draft Environment Bill which implements the Strategy is introduced next year, then this will result in the current County Council waste strategy being updated. It is at this stage that committing to a zero waste strategy and embedding the principles of a circular economy could be agreed.

3 Conclusion and Reasons for Recommendations

- 3.1. It is recommended that the Lead Member for Resources advises the petitioners:
- 1) That the majority of the actions requested by the petition are already being implemented, planned or considered by the County Council; and
 - 2) The reason why the County Council has set a target for achieving carbon neutrality from its activities by 2050 or earlier, but not specifically by 2030, is informed by the conclusion of the Committee on Climate Change set out in paragraph 2.1(2)(a).

RUPERT CLUBB

Director of Communities, Economy and Transport

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LOCAL MEMBERS: All.

BACKGROUND DOCUMENTS: None

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Report to:	Lead Member for Resources
Date of meeting:	28 January 2020
By:	Director of Communities, Economy and Transport
Title:	Carbon reduction opportunities: iChoosr and Warmer Sussex schemes for residents
Purpose:	To decide whether the County Council should support and promote two new Sussex-wide energy schemes for residents.

RECOMMENDATIONS: The Lead Member is recommended to:

- (1) note the details of the iChoosr and Warmer Sussex energy schemes;**
 - (2) agree that the County Council supports and promotes the iChoosr and Warmer Sussex schemes, for the reasons set out in paragraph 3.1**
-

1 Background information

1.1 In October 2019 the County Council declared a Climate Emergency. This included a commitment to ‘*sharing best practice across East Sussex and more widely through other partners*’. Since then, County Council officers have been working in partnership with Local Authorities, and others, across Sussex to explore ways that we can work together. Two schemes have come forward that provide an opportunity for the County Council to enable and assist local residents to improve the energy efficiency of their homes (‘Warmer Sussex’) and/or to install solar photovoltaic (PV) panels at a reduced rate (‘Sussex Solar Together’). These schemes require little to no financial commitment from the County Council, thereby making best use of resources whilst supporting residents to help themselves.

2 Supporting information

2.1. The ‘Sussex Solar Together’ project provides a means for residents to join a Sussex-wide bulk buying scheme to purchase solar PV for their home, enabling them to cut their carbon footprint and domestic energy costs. This would be done through a company called iChoosr, which has organised over 200 similar bulk buy schemes across 4 countries. It has carried out bulk purchase schemes for solar PV for local authorities in a number of locations across the UK, including in Greater Manchester, two in Suffolk and Essex and three in London. Some Local Authorities in Sussex have used iChoosr previously to enable residents to switch collectively to cheaper energy suppliers. The model is based on encouraging a large number of residents to choose to participate so that iChoosr can seek a significant discount, of about 20% on standard market rates, from suppliers of solar PV due to the volume of installations that iChoosr can offer to suppliers.

2.2. The success of the scheme, and the scale of savings achieved by residents, depends on encouraging enough residents to want to take part. The role of Local Authorities is to promote the proposition to residents to encourage them to register their interest, which carries no obligation. All the other local authorities across Sussex have agreed to take part in the scheme, which entails paying for direct marketing to targeted households, who will have been selected based on a standard set of criteria, for instance the size and orientation of their roof. If this

marketing cost is split equally between all Local Authorities then the maximum cost per authority will be about £3,000, which is then recovered by way of a referral fee paid by the installation company for each domestic property that has a solar PV installation. West Sussex County Council has offered to co-ordinate the marketing, which would avoid each local authority having to have a separate contract with both iChoosr and with the direct marketing company. WSCC's procurement and legal teams are both satisfied that their contract with iChoosr can be approved as a single source tender as iChoosr is the only supplier of its kind.

2.3. A critical aspect of such schemes is ensuring that both the consumer and the reputation of participating local authorities are protected. This is achieved by iChoosr having a rigorous procurement and qualification procedure for the main contractor appointed to install the solar PV schemes, supported by insurance-backed guarantees for equipment and installation. This approach has been tried and tested through a number of similar bulk buying proposals that have been run successfully elsewhere in the UK.

2.4. The 'Warmer Sussex' project is funded by the Department for Business, Energy and Industrial Strategy. The project provides a means for local residents to get independent advice on how best to improve the energy efficiency of their home and, if they wish to act on any of the advice, can assist residents to choose energy efficient equipment and local suppliers to carry out the work. 'Warmer Sussex' is run by Retrofit Works, which is a not-for-profit co-operative that is currently contracted by the County Council's Public Health team to deliver the Winter Home Check service, which is designed to assist those in fuel poverty.

2.5. A key feature of the 'Warmer Sussex' programme is that it aims to enable residents to see which energy efficient measures would deliver the best cost and carbon savings, and provides hand-holding throughout the process of procuring contractors and ensuring the work is completed to the appropriate standards. It would be targeted to the able-to-pay market, which is not currently well-served since the advent of the national 'Green Deal' scheme a few years ago.

2.6. As with the iChoosr scheme, the role of Local Authorities would be to promote 'Warmer Sussex' to residents, to maximise take up, through existing marketing routes. There would be no costs to Local Authorities, unless they choose to carry out activities such as paying for direct marketing, which is not being proposed for the County Council. Quality assurance, to protect consumers and the reputation of supporting local authorities, will be achieved by the 'Warmer Sussex' programme complying with industry quality assurance standards (e.g. PAS 2030 and 2050). In addition, the approach has been tried and tested elsewhere, for instance in London, where Retrofit Works runs a similar scheme in partnership with the Greater London Authority.

3 Conclusion and Reasons for Recommendations

3.1. The 'Sussex Solar Together' and 'Warmer Sussex' schemes are timely, in view of the County Council's recent declaration of a Climate Change Emergency. They provide a low and no-cost means for the County Council to support local residents to take practical action to cut their energy bills and carbon footprint, and build on our partnership work with other Local Authorities across Sussex to deliver measurable change. Therefore, it is recommended that the Lead Member agrees for the County Council to support and promote the two schemes by marketing them to local residents.

RUPERT CLUBB

Director of Communities, Economy and Transport

Contact Officer: Andy Arnold. 01273 481606. Andy.arnold@eastsussex.gov.uk

LOCAL MEMBERS: all.

BACKGROUND PAPERS: none.

Committee: **Lead Member for Resources**

Date: **28th January 2020**

Title of Report: **Strategic Asset Plan 2020-2025**

By: **Chief Operating Officer**

Purpose of Report: **To seek Lead Member endorsement of, and approval to publish, a new Strategic Asset Plan in support of asset management policy, strategy and action plans going forward.**

RECOMMENDATION:

- 1) Endorse the County Council's revised Strategic Asset Plan for the period 2020-2025 and to approve its publication.**
-

1. Background

1.1 A Strategic Asset Plan is one of the Council's core property asset related documents aligning strategic, service and organisational needs with specific action plans and targets. The last published plan, for the period 2013-2018, saw significant change across the Authority, its funding and the market dynamics within which its services operate, so this is an opportune moment to refresh and update the Plan.

1.2 Our core objectives remain, seeking both to ensure corporate assets are used to their full value and benefit, (whether for operational or investment purposes), as well as deliver value for money to the community of East Sussex.

2. Supporting information

2.1 Property assets are a powerful force in organisational change, by inspiring innovation and encouraging improvements in service and delivery quality. Although it is an asset which responds slowly to change, it is important to future proof and build in flexibility in both design and use, and to allow an organisation to change their service delivery models in response to changes in market, customer demand or political direction.

2.2 Managing property assets requires co-ordination with all parts of the organisation. It is a strategic resource requiring the co-operation of the whole organisation in order that the most effective space is delivered and best value secured from its asset base. In so doing, we do not lose sight of the substantial benefit of partnering with our local authority colleagues where we can add value to deliver enhanced benefits and value to the public purse.

3. Conclusion and Reason for Recommendations

3.1 The County Council's asset management plan is due for updating and this Strategic Asset Plan provides a refresh and new set of actions to support operational activities and service improvement. It remains a "live" document so will continue to be updated as targets and action plans are met.

KEVIN FOSTER
Chief Operating Officer

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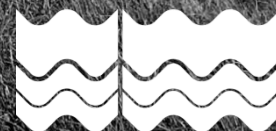
Strategic Asset Plan

2020 - 2025

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Appendix A

East Sussex
County Council



Foreword

As Lead Member for Resources I am acutely aware of the way we use our property and its impact on the environment. As a council we have declared a climate change emergency with the aim of becoming carbon neutral before 2050 whilst continuing to do our best to support regeneration, deploying our assets in the most advantageous way to support growth for the benefit of the people of East Sussex.

Our ONE Council ambition remains strong. To achieve better accessibility to services we take account of our staff and customers needs and we have exciting opportunities due to lease expiries coming up on some of our main operational buildings to review the places and spaces where we want to be.

Progress towards implementing the corporate landlord model continues in a measured way taking account of reducing budgets and changing work styles and practices. We will use our resources wisely continuing with our strategic commissioning policies and working closely with our partners in the Districts and Boroughs and the wider public estate.



Councillor Nick Bennett

Deputy Leader and Lead Member for Resources

On a general note, as this Strategic Asset Plan demonstrates, we continue to challenge our own processes and assumptions to drive the best outcomes for our property estate. I welcome this new Strategic Asset Plan and commend you to endorse it.



Introduction

Local Authorities across the UK hold large property portfolios (assets made up of buildings and land) which have been acquired, gifted or inherited over many years.

Page 15 East Sussex County Council is no different, owning or operating over 9,000 plots of land (including highways) and over 470 building assets. This totals at a gross internal floor area of around 717,000m² the same as about 100 football pitches.

To achieve our goals we want to use all our resources effectively and efficiently as possible and this includes our land and buildings. The council has adopted a new Strategic Asset Plan which comprises three separate parts as follows:

- An Asset Management Policy
- An Asset Management Strategy
- An Asset Management Action Plan

These are intended to be live documents to be refreshed over time. Accordingly, readers are advised to ensure that they have the most up to date versions and the parts are always read together to ensure that the correct context is understood.

The benefit of adopting such a structure is that, many areas relating to our approach to asset management are likely to remain constant for several years (such as our Asset Management Policy). In addition, the strategy is unlikely to change frequently but is likely to have a shorter life than our overall land and property policy objectives.

Supporting these two documents is an Action Plan. This 'living document' and will change more frequently as projects are delivered to manage our asset management programmes of work.

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Asset Management Policy

2020 - 2025

Asset Management Objectives

The council has published eight asset management policies dealing with the way in which it manages its property assets (acquisitions, leasing, compliance, maintenance, sustainable buildings, disposals, community asset transfer and carbon). In addition this section establishes some clear principles by which we will manage our land and buildings. It will remain in place for the next five years but be reviewed annually to ensure it is still relevant to what we are trying to achieve.

1

To plan and manage property as a corporate resource for the benefit of the people of the County of East Sussex, using land and buildings to support the Council's priorities:

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

2

To provide the right places and spaces for the council to deliver its services aligned to operating principles:

- Strategic commissioning
- One Council: working as a single organisation
 - Strong partnerships

3

To manage and maintain property effectively, efficiently and sustainably, optimising financial return and commercial opportunities from the rationalisation and disposal of land and buildings

4

To use land and buildings to stimulate development and growth, together with supporting local business needs and encouraging new business to the area

5

To promote partnership joint working where it will provide benefits for service delivery and in securing efficiencies

Our Assets

Our Assets are our forward-looking programme, forming part of the overarching transformational programme structure.

The key drivers for the programme are set out here:

- **Closing the buildings that we don't need** – operating efficiently within the office buildings that we need and disposing of the buildings we don't
- **Addressing the essential maintenance needs of our remaining buildings** – repairing mechanical and electrical (M&E) systems and prolonging their operational lifespan; addressing critical structural issues
- **Complying with statutory regulations** – ensuring that actions are taken to ensure that buildings are compliant with statutory obligations for Fire, Legionella and Asbestos
- **Optimising income** – protecting existing income streams from assets (such as the Civic Centre Car Park) and investing in buildings where additional income can be generate
- **Acknowledging Climate Change and Using less energy** – improving energy efficiency in our offices and other buildings and reducing running costs
- **Enabling more efficient team-working** – working more flexibly within our buildings, through promotion of agile working, and providing modern fit-for-purpose workplaces
- **One Public Estate** – enable Public Sector providers to collaborate on strategic planning and management of their land and buildings as a collective resource
- **Serving our customers more efficiently** – focusing on what our customers want and need, using better accessible and inclusive facilities to serve them

Actions and Behaviours

In developing these objectives there are certain actions and behaviours that we need to adopt relating to our land and buildings. These are set out under each objective, but not in any particular order of priority. It is also accepted that there will be occasions where some of these elements may appear to be in conflict. The key challenge for the council is ensuring that we maintain an appropriate balance between all of these elements as decisions around land and buildings are made.

OBJECTIVE 1

To plan and manage property as a corporate resource for the benefit of the people of East Sussex

- Recognition that property should be considered a corporate resource and therefore Property will offer guidance with decision-making on service provision matters
- We will ensure effective balance between corporate and service priorities, showing an understating of our frontline services
- We will work to ensure that property information is accurate, current and comprehensive
- Capital Projects will be managed efficiently and effectively, and prioritised to support the Council's priorities

OBJECTIVE 2

To provide the right places and spaces for the council to deliver its services aligned to operating principles (strategic commissioning one council and strong partnerships)

- We will work with service to ensure that property is suitable and sufficient for service delivery
- We will work to ensure that property is flexible and is planned to respond to future need
- We will work to ensure that property is secure, safe to use and fulfilling statutory requirements
- We will work with Districts, Boroughs and other community organisations to optimise the use of assets where most beneficial
- We will ensure that equalities are considered in the development of our asset plans, engaging and consulting with communities



OBJECTIVE 3

To manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities from the rationalisation and disposal of land and buildings

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- We will ensure property is suitably managed and maintained within budget constraints
- We will challenge the current use of assets and identify co-location opportunities, to include partners, resulting in rationalisation and disposal of our land and buildings where appropriate
- We will seek efficiencies in occupancy and utilisation and continue to introduce new ways of working
- We will challenge the cost of property activities to drive performance improvement
- We will seek to optimise financial return and commercial opportunities
- We will ensure that property is as sustainable as possible in design, construction, operation and maintenance
- We will reduce energy and water consumption, and CO2 emissions, using renewable energy where appropriate, to achieve carbon neutrality by 2050
- We will minimise waste through recycling



OBJECTIVE 4

To use land and buildings to stimulate development and growth, together with supporting local business needs and encouraging new business to the area

- Page 22
- We will use key assets to stimulate and support regeneration and inward investment
 - We will utilise available funding for income generation and to create local employment and training opportunities
 - We will manage our commercial portfolio effectively, balancing regeneration needs, job creation and income generation
 - We will work with the districts and boroughs to identify a future supply of land, suitable for housing and employment needs

OBJECTIVE 5

To promote joint working where it will provide benefit for service delivery and in securing efficiencies

- We will work with other agencies to promote co-location and joint service delivery
- We will work to support the integration of health and social care partners
- We will work closely with Boroughs and Districts to drive savings and find adjacencies

Asset Management Strategy

2020-2025





Our Land and Buildings

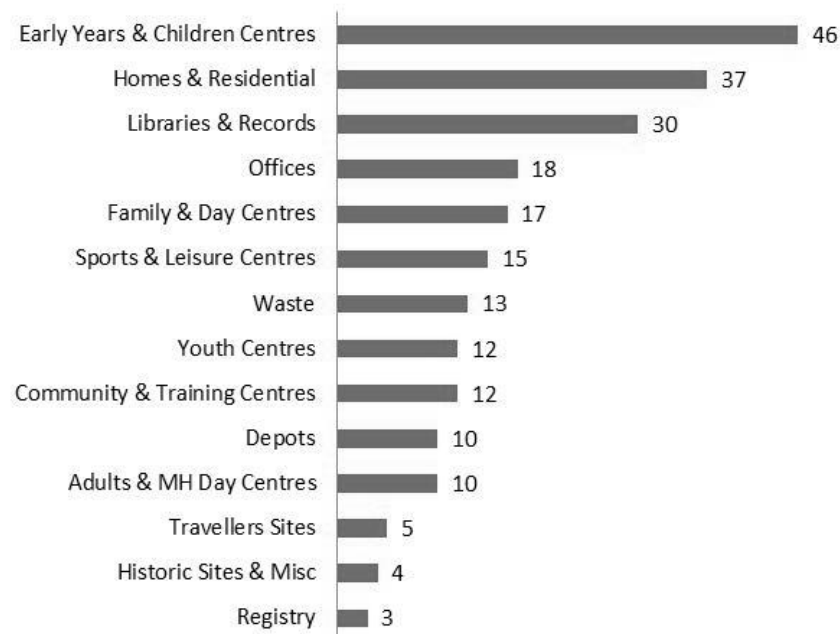
The council portfolio comprises a wide range of assets within our current portfolio. It comprises offices, day centres, care facilities, public conveniences, leisure facilities, depots, schools, assets leased to community organisations and even some used to generate a commercial income.

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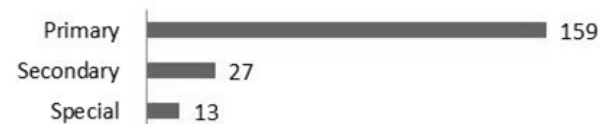
The diagram opposite provides an overview of our property estate by asset type, providing a total number for each type of asset.

The reasons for holding these assets will vary and, as a result, we may need to measure their performance and service delivery in different ways. Performance of each asset must therefore be linked to the strategic purpose for holding it. Assets deliver a mixture of front line services, indirect service provision, and in supporting local communities. These assets must have a purpose and we constantly need to be challenging this.

No & Type of Operational Sites - Non-Schools



No & Type of Establishments - Schools





The council's property portfolio extends to over 9,000 land and building assets, with a current total book value of over £800 million. This is the amount that is included within the authority's accounts and, whilst is not the exact amount that we would receive if we sold all of our assets, it demonstrates what a considerable resource our land and buildings are, and why they need to be carefully managed.

Without careful management, there is potential to waste money by keeping buildings that are not fit for use or unnecessary.

All assets have a value and if they are no longer required we may sell them with a view to maximising regeneration and GVA

As the way we deliver services changes, our assets also need to change. We may need to invest in new assets to ensure we provide services fit for the future.

The council has a duty to manage the risk and assess the impact of statutory regulations on its assets in relation to Asbestos, Accessibility, Fixed Wiring and Legionella, and Fire Regulation compliance. To ensure that the asset portfolio is compliant with statutory requirements, regular inspection and review of property is undertaken.

The council continues to extend its corporate landlord model in the maintenance and day-to-day running of our buildings to maximise value for money and minimise risk of non-compliance. These processes also ensure that capital works are prioritised appropriately, based on evidence from building condition surveys, and in alignment with operational priorities of those services in occupation.

Additionally, our asset review process ensures that the future of those buildings not providing best value are reviewed appropriately before financial decisions are made on them. The Capital Board provides governance and assurance that money is spent appropriately in the right places.



Our Money

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East Sussex County Council has experienced significant funding reductions and we need to make careful choices in where we prioritise the money we spend. While in many cases budgets still remain connected to the service providers, we work closely with them to ensure that funds are spent in the most appropriate manner.

Our energy team for example have generated over £110,000 of savings for East Sussex and its associated partners, by ensuring correct billing and by promoting energy efficiency.

Despite these financial challenges, the council is committed to supporting the County's economic growth and encouraging job creation and investment through its capital programme. New development plays an important part in this and it is crucial to note that the council's capital investment attracts further inward investment. This helps the local economy to grow and thrive so that every pound invested by the authority generates a local economic and social benefit well in excess of this initial investment.

The maintenance budget is used to ensure that council property is fit for purpose and meets current and future service needs.

Any improvements / enhancements must meet set criteria, aligned to the Chartered Institute of Public Finance and Accountancy (CIPFA) guidance of capitalisation of expenditure, extending the usable life of the asset and increasing the extent to which the asset can be used.

Commercial lease renewals and rent reviews are undertaken to maximise the income to the council from the portfolio and protect the council's interest.

The council operates a disposal programme, identifying asset rationalisation and releasing surplus assets in line with the objective to maximise economic and regeneration benefits and through joint working with partners.

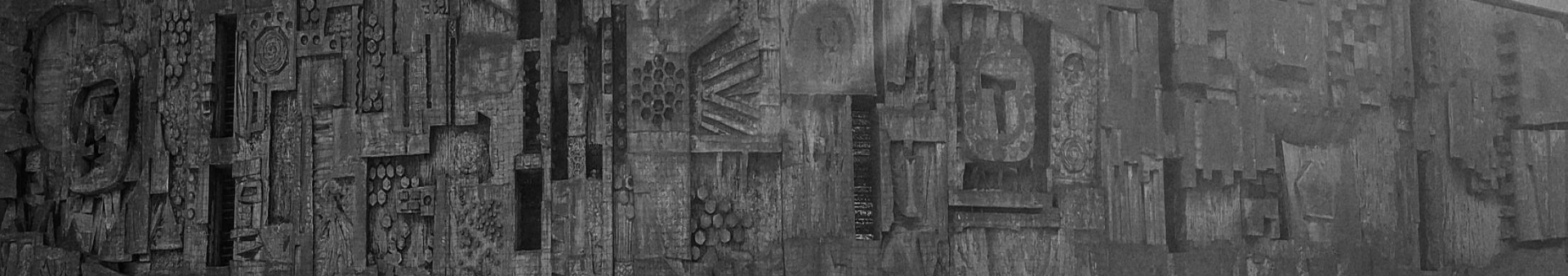


Regeneration and Development

The Council plays a prominent role as facilitator of regeneration and development in East Sussex. Current major property investments, within the medium term, include:

- £20m Growing Places Fund (GPF) capital loan funding from SELEP secured for various property and infrastructure developments across the county, with 3 new workspace developments delivered through Sea Change Sussex
 - Havelock Place/Priory Quarter,
 - Glovers House and
 - Pacific House

- Local Growth Fund (LGF) capital grant funding from SELEP towards the development of commercial property, including High Weald House (£7m), Newhaven Eastside South Business Park (£1.6m) and Swallow Business Park (£1.4m), with the latter two having unlocked respectively £6m and £11m of private investment. And in March 2019 additional LGF monies were secured for both Bexhill Enterprise North Business Park (£1.9m) and Sidney Little Business Park (Hastings) of £500k again unlocking respectively a further £19m and £2m private investment.
- Eastbourne's new Beacon Shopping Centre



Our Corporate Landlord Approach

The way we manage our assets is important. We continue to review how our land and buildings are managed as corporate resources, that the right stakeholders are involved, and decisions are made in the context of the council's priorities and objectives.

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The concept of a Corporate Landlord Approach is that the ownership of an asset and the responsibility for its management and maintenance is transferred from service areas into the corporate centre. The service area then becomes a corporate tenant and their priority is to plan and deliver their service to the best of their ability.

The Corporate Landlord's responsibility extends further to the acquisition, development and disposal of land and buildings, asset planning, review, feasibility and options appraisal accounting for the needs of all service areas, but most importantly, making decisions based on overall corporate priorities.

The council continues to extend its implementation of the corporate landlord model in the following areas:

- Statutory Compliance of Buildings
- Energy Management
- Management and Commissioning of Repairs and Maintenance
- Facilities Management (in relation to cleaning, catering, security, caretaking and area facilities officers)
- Estates and Valuation Services
- Strategic Asset Management Planning
- Management of the Council's Investment Property

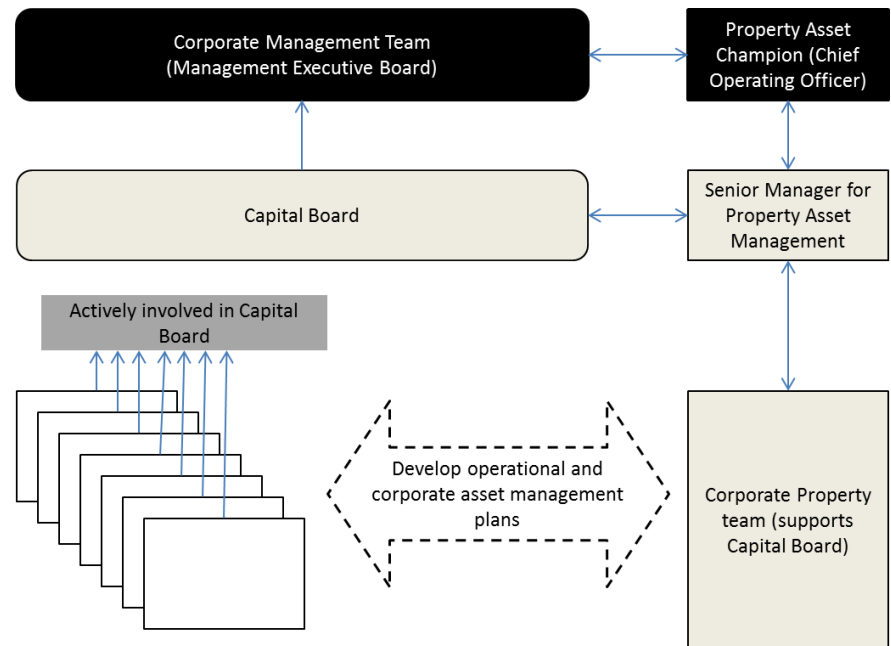
Members' Involvement

We consult and keep our Members informed of property matters that may impact on their local area. It is recognised that Members add considerable value to these discussions because of their knowledge of the areas and the communities they represent. This ensures that our property strategies reflect the needs of the local populations to whom we provide services.

Our Governance Arrangements

There is a governance structure in place providing direction and transparency of the management of the council's estate as outlined by the diagram. The corporate property team provides the day to day expertise and support and manages key parts of the council's property estate (e.g. corporate offices).

The services produce their own service delivery plans which include some property provision. Collectively these feed in to the Capital Board chaired by the Chief Operating Officer. This board sets strategy for the Council's assets and receives reports on performance and key projects, ensuring progress is maintained and resources are made available or managed appropriately. The Board also decides on priorities where resource is stretched. Finally the Board's activities and decisions are reported to CMT at a corporate level.



Measuring our Performance

To measure our assets effectively we need to know how they are performing. We use a number of Key Performance Measures to report on the performance of certain aspects of the estate such as the running costs per sq. m for the corporate office estate.

Page 30 We are replacing the current asset management system and as part of that project are refreshing the performance reporting.

These extended measures will include:

- Running costs for different types of building
- Energy costs and efficiencies
- Backlog maintenance and changes in BM
- Helpdesk volumes (of calls/requests)
- Time taken to carry out repairs
- Outstanding repairs by priority
- Planned vs reactive spend
- Management costs



Challenging our Assets

Asset Review is an embedded process, which means that we will be reviewing all of our asset portfolio on a continuous rolling programme. This ensures that only those assets that are needed are retained. The ultimate aims of Asset Review are to reduce costs, identify assets that should be retained for use and/or invested in, identify those that are surplus to requirements and therefore can be disposed of.

To do this, each asset is assessed using a step-by-step challenge and review process, ensuring that every asset has been fundamentally tested against a common set of criteria.

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Strategic Purpose	Opportunities and Risks	Performance Appraisal	Option Appraisal	Pre-Implementation Consultation	Outcome
<ul style="list-style-type: none"> • Why do we own this asset? • Who is accountable for its performance? • Is this financial/non-financial? • How do we know it is fulfilling its purpose? 	<ul style="list-style-type: none"> • What are the opportunities for this asset? • What are the barriers and constraints? • Do we understand the risks? • Is risk transfer an opportunity? 	<ul style="list-style-type: none"> • What financial/non-financial outcomes are delivered? • Can the non-financial outcomes be measured (or qualitative)? • What are the management costs? • Any other invisible costs? 	<ul style="list-style-type: none"> • Balance of performance, opportunities and risks • Options available? • What are the relative costs and benefits of these options? • Do any options carry super risk? 	<ul style="list-style-type: none"> • Internal stakeholders • External stakeholders • Partners 	<ul style="list-style-type: none"> • Retained within portfolio • Replaced • Remodel • Re-use • Dispose (sell/transfer)



Maintaining our Assets

Maintenance and statutory liabilities are currently at an ever-increasing amount, with an annual spend of around £15 million this, and it is vitally important that we look after our assets. Our overall strategy is to ensure that our finite and reducing maintenance resources are prioritised to appropriate buildings, where the money is needed most. We identify these priorities by conducting a rolling programme of condition surveys which aims to understand maintenance requirements over a period of 10 years, with aspirations to complete lifecycle condition surveys on selected assets to cover a period of 25 years. This will enable a better-informed decision-making approach and maximise efficiencies by planning over a longer time horizon, instead of reacting to emergencies as they happen.

Our four key aims for Building Maintenance are:

- To ensure our Buildings are safe and secure for the people who use them
- To allocate funding to projects that will achieve the maximum positive impact
- To achieve an efficient balance between planned and reactive maintenance work
- Achieving maximum efficiencies in the way we procure building maintenance work



Working with Partners

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Local authorities and other public sector agencies face a period of unprecedented financial challenge. In order to meet these challenges and maintain and improve these core public services, it is essential that these agencies work together to share assets and property services or work together to procure services or capital investment through combined buying power. In addition, by working strategically with our partners, we can ensure that we learn from our common experience and share best practice.

Strategic Property Asset Collaboration in East Sussex (SPACES) is a 10 year property collaboration programme (2013-23) consisting of a wide range of public and voluntary sector partners working together to achieve a shared vision.

It aims to reduce costs and generate capital receipts by seeking opportunities to co-locate and collaborate through property sharing and service alignment.

The County Council has seconded a Programme Manager, to enable the co-ordination of activities and initiatives. SPACES targets to be achieved between the partner organisations are:

- £10 million reduction in revenue cost of property assets
- £30 million in capital receipts through the disposal of property
- Reduction in carbon emissions by 10,000 tonnes



Engaging with our Communities

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Local people are often best placed to manage community facilities in their area. They already make extensive use of these assets and their local knowledge and hands-on management often results in lower overheads and better value-for-money. Community organisations also use volunteers and take great pride in their local area.

We have more than 200 properties leased or licenced to voluntary and community organisations, often at reduced or minimal rents, or preferential terms. We have also transferred buildings to local organisations who run them successfully for the benefit of their local communities. These arrangements range from short-term licences to long leases, and this process is known as 'Community Asset Transfer' (CAT).

The council supports the meanwhile use of assets for community benefit to unlock and use the resilience and commitment of local communities to help people help themselves.

Meanwhile use also helps avoid vacant property costs through empty business rates, maintenance and ensuring insurance policy compliance. In addition, vacant properties offer little to local economies and present a risk through vandalism.

Whatever the mechanism we are fully committed to using our assets to form long-term partnerships with suitable community organisations, to create stronger, more cohesive and more sustainable communities.

Supporting our Service Areas

In support of service areas across the council and external partners, the strategy will enable and facilitate service transformation by maximising the use of assets across the Public Sector. Examples of these include:

Health and Social Care: The linking of Health and Social Care has resulted in the council and Public Sector partners examining how these services are accessed and delivered, alongside the effectiveness of different facilities. We are looking at a more modern approach, providing us with opportunities to re-assess the use and occupation of associated property in alignment to asset rationalisation.

Youth Offending Team and Looked After Children Service: Relocation of the services from their existing premises into appropriate locations to release valuable assets for disposal.

Community Associations – engagement: Engagement with Community Associations to support them in maintaining provision of activities at council-owned Community Centres. Dialogue has been maintained with Community Associations and we are looking at providing more flexible lease arrangements, certainty of occupation and restructuring council charges to Community Associations to address some of the issues raised.



Asset Management Action Plans 2020-2025

A. Strategic

B. Operational

C. Service Improvement

STRATEGIC					Key Milestones		
Action Reference Number	Action Description	Key Asset Management Strategy Objective	SMART Objective	2019-20	2020-21	2021-22	Accountability
A1	Review of investment Strategy - including Acquisitions, Investments and Disinvestments	To manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities	By 31 June 2020 have in place an Investment Strategy to identify commercial opportunities and prioritisation of resources	Develop Investment Strategy for the future management of assets			Head of Property Capital Board
A2	Review and development of Corporate office strategy for core office buildings	To provide the right places and spaces to deliver services aligned to operating principles: Strategic Commissioning; One Council; Strong Partnerships	By 31 st December 2019 to have updated CMT on strategic actions for corporate office estate for period 2020-2025	Engage with consultant to develop options appraisal for core buildings and alternative provision Achieve Cabinet sign off to the delivery of new corporate offices	Identify alternative property in Hastings, model impacts for proposed Eastbourne and Hastings options Begin negotiations with landlords in E’bourne and Hastings	Procure and programme for implementation of approved office strategy	Corporate property Capital Board
A3	Review and improve Community Asset Transfer Strategy (CAT)	To plan and manage property as a corporate resource for the benefit of the people of the ES	By 31 March 2020 modernise the current CAT strategy	Review the existing CAT strategy (in consultation with community organisations) to streamline and improve the process	Embed CAT within investment strategy		Capital Board

Strategic					Key Milestones		
Action Reference Number	Action Description	Key Asset Management Strategy Objective	SMART Objective	2019-20	2020-21	2021-22	Accountability
A4	Disposals Strategy and Programme Management	To plan and manage property as a corporate resource for the benefit of the people of East Sussex	By 31 March 2020 implement and embed a strategy to provide a consistent approach to disposal of assets	Develop a fit-for-purpose Disposals Strategy, implementing the performance and programme management arrangements to support it	Develop a corporate wide review of Directorate and Service plans		Head of Property Capital Board
A5	Property Asset Management System	To manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities	To have identified a preferred supplier for new PAMS and signed contracts by 29 September 2020	Develop business case and seek sign off by CMT	Identify preferred supplier and engage on implementation on programme and embed new processes in property team and other users e.g. schools and contractors	Switch off current Atrium system and rely solely on new PAMS	Corporate Property S151 Officer
A6	Review of performance regime (links to PAMS)	To manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities	By 31 March 2020 agree a suite of asset performance metrics for presentation to Capital Board	To agree new suite of asset performance metrics	Implement performance reporting on quarterly basis to Capital Board		Corporate Property Capital Board

STRATEGIC					Key Milestones		
Action Reference Number	Action Description	Key Asset Management Strategy Objective	SMART Objective	2019-20	2020-21	2021-22	Accountability
A7	Review contribution of assets to the Economic Development Agenda	To use land and buildings to stimulate development and growth, together with supporting local business needs and encouraging new business to the area	By 31 January 2020 formalise engagement with Economic Development in identifying how assets can influence and be a catalyst for change	Identify key opportunities and formulate a route for dialogue and collaboration with Economic Development	Agree basis for joint working and governance of projects		Corporate Property Economic Development
A8	Development of service property strategies	To manage and maintain property efficiently and sustainably	By 30 June 2020 identify service requirements strategy for 1-3 years	Undertake initial stakeholder engagement with assistant directors Review governance	Prepare programme and support corporate asset management group model		Corporate Property

OPERATIONAL					Key Milestones		
Action Reference Number	Action Description	Key Asset Management Strategy Objective	SMART Objective	2019-20	2020-21	2021-22	Accountability
B1	Assets Data and information systems integration	To manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities	By 30 September 2020 new PAMS will be fully operational, enabling access to live asset performance data		Complete the data cleanse and validation of SAM assets data Implement full reporting capability	Embed performance reports in quarterly reporting to Capital and Strategic Asset Board	Corporate Property Capital Board
B2	Schools Capital Programme	To manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities	By 31 March 2020 identify schemes, commission works and manage delivery of prioritised statutory and maintenance requirements for Schools	Manage and report on 2019/20 Schools Capital Programme Prepare capital funding requests for 2020/21 programme	Manage and report on 2020/21 Schools Capital Programme Prepare capital funding requests for 2021/22 programme	Manage and report on 2021/22 Schools Capital Programme Prepare capital funding requests for 2022/23 programme (subject to academy conversion)	Corporate Property Capital Board S151 Officer
B3	Statutory Compliance function (cyclical maintenance, Fire, Asbestos, Legionella)	To manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities	By 31 June 2020 ensure compliance with all building related statutory regulations and prepare planned programme of works	Recruitment of a dedicated Fire Safety Officer in the Corporate Property Service structure Ensure new PAMS incorporates all asset compliance data into a single source to support planned programme (aligned to B5)	Quarterly/Monthly Statutory Compliance report with exceptions alert		Corporate Property Capital Board Legal team

Operational					Key Milestones		
Action Reference Number	Action Description	Key Asset Management Strategy Objective	SMART Objective	2019-20	2020-21	2021-22	Accountability
B4	Commercial Estate Management	To manage and maintain property effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities	By 31 March 2021 maximise occupancy and income through timely lease renewals, rent reviews, Service Charges and management of debt, alongside a review of assets leased-in.	Review leases (incl service charges) and rent reviews due in 2019/20. Work with tenants and Debt Management to reduce debt levels. Commence quarterly performance reporting of the Commercial Portfolio	Review leases, s/c and rent reviews due in 2020/2. Identify investment and disinvestment to maximise income and reduce cost	Review leases (including service charges) and rent reviews due in 2021/22	Corporate Property Capital Board
B5	Asset Lifecycle Condition	To plan and manage property as a corporate resource for the benefit of the people of East Sussex	By 31 March 2021 complete Asset Lifecycle Condition Surveys for the retained corporate asset portfolio to enable targeted investment	Identify the priority buildings that would benefit from Asset Lifecycle Condition Survey Ascertain costs and identify funding	To continue further prioritisation of lifecycle condition surveys		Corporate Property
B6	Review of property helpdesk process	To manage and maintain property effectively, efficiently and sustainably, optimising financial return and commercial opportunities	By 31 March 2020 to review helpdesk processes and implement Cherwell	Ensure revised processes agreed and implemented and used by internal and external contractor	Implement new platform and mandate new processes for all users of helpdesk		
B7	Service Leadership Teams engagement	To plan and manage property as a corporate resource for the benefit of the people East Sussex	By 31 March 2020 to embed engagement process through quarterly meetings with corporate property	Move towards transfer of budgets for core property services e.g. statutory compliance testing	Establish protocols and service level agreements to support implementation toward corporate landlord model and align to B8	Complete transfer of all property budgets	Corporate property S151 Officer

Operational (Cont)					Key Milestones		
Action Reference Number	Action Description	Key Asset Management Strategy Objective	SMART Objective	2019-20	2020-21	2021-22	Accountability
B8	Budget review	To manage and maintain property effectively, efficiently and sustainably, optimising financial return and commercial opportunities	By 30 th June 2020 to have completed a review of budgets for property across the council	To produce a plan for the disaggregation of property budgets and reallocation to central property budget(s)	Complete transfer of all property budgets		Corporate property S151 Officer
							30

Service Improvement					Key Milestones		
C1	Corporate Office moves	To provide the right places and spaces for the council to deliver its services	By June 2020 to produce plan of proposed office moves with budget and resource allocations agreed through Capital Board	Process for agreeing to implement moves as part of a managed project	To have full plan agreed and communicated to stakeholders	To implement office moves against the plan	Corporate Property Capital Board
C2	Corporate landlord advice to service departments	To plan and manage property as a corporate resource for the benefit of the people of ES	By March 2021 to implement monthly action report with recommendations for properties in service departments	Transfer of budgets for statutory compliance	Support service requests aligned to B7 reviews		Corporate Property S151 Officer
C3	Economic Development support	To use land and buildings to stimulate development growth, together with supporting local business needs and encouraging new business	My March 2020 to have completed joint engagement sessions with District, Borough and other public estate	To agree programme of potential projects for regeneration and joint working	To implement phase 1 projects around joint occupation of premises	To implement phase 2 projects around joint occupation of premises	Corporate Property Economic Development 31

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Report to: Lead Member for Resources

Date of meeting: 28 January 2020

By: Director of Children's Services

Title: Future options for de-designating Children's Centres – Crowborough Children's Centre

Purpose: To seek the Lead Member for Resources' approval to enter into a 125 year Standard Academy Lease, that supports the consolidation of the Children's Services Early Help Strategy and the plan, agreed by Lead Member for Children and Families, to de-designate Crowborough Children's Centre.

RECOMMENDATION: The Lead Member is recommended to:

(1) Enter into a Deed of Variation of the existing 125 year school lease with Beacon Academy to incorporate the Children's Centre building under the same terms as the rest of the site; and.

(2) Delegate authority to the Chief Operating Officer to conclude terms in accordance with s. 123 of the Local Government Act 1972.

1. Background information

1.1 The Crowborough Children's Centre is situated on the 6th form site of Beacon Academy. East Sussex County Council (ESCC) own a building freehold on the site, of which part is used for Children's Centre purposes, part is leased to Beacon Academy and part is occupied by a private nursery (Tiddlers).

1.2 ESCC are responsible for the maintenance of the building and an area of land situated adjacent.

1.3 Beacon Academy is an academy trust which leases the whole school site, including a Secondary School and College.

1.4 Tiddlers Nursery have been occupiers of the site since before the Children's Centre. Their current lease runs another 4 years.

1.5 Grove Park Special School regularly use a portion of the building for teaching purposes.

1.6 After a public consultation, held in 2019 by ESCC Children's Services, the Lead Member for Children and Families approved the proposal to apply to de-designate the building before the 1st of April 2020, such that it will cease to be a statutory ESCC Children's Centre.

1.7 The building was refurbished using a Surestart Capital Grant of £154k with the mandated expectation that it be used for 25 years subsequent to the grant giving for the purposes of Early Years (0-5) provision. The Department for Education (DfE) are responsible

for overseeing centres funded by Surestart Capital Grants and agreeing which can de-designated, and whether in their judgement the buildings are being used as intended.

1.8 The Lead Member for Children and Families agreed in principle to apply for the de-designation of the building on the basis that an ongoing use for the building could be made by the school or other body that matches the aim of the grant. If the aim of the grant is not met, the risk of clawback from the DfE applies.

1.9 It is within usual practice to de-designate specific Children's Centre buildings; a process which involves informing the DfE that the site will no longer be managed by ESCC, but that other parties will continue to use the building as intended within the grant, as per DfE: *'has continued to offer a sufficient level of early years services for children and their families from the building in question to meet the original aims of the grant. (Written question – 28205)'*. The DfE will decide whether to waive the threat of clawback based on evidence of ongoing early years activity.

1.10 Beacon Academy have agreed in principle to take on management of the building and to become the landlords to Tiddlers Nursery. Tiddlers nursery remaining on site should be strong evidence to the DfE that the continued early years offer is reasonable.

1.11 The proposition going forward is to:

- i) Enter into a Deed of Variation to include the Children Centre building in the Academy's existing 125 year Lease on standard academy lease terms.
- ii) Delegate final terms to the Chief Operating Officer acting through the Director of Children's Services.
- iii) Request Dedesignation by written submission to the DfE.
- iv) Beacon Academy to become landlords to Tiddlers Nursery.

1.12 Crowborough Children's Centre sits to the side of the school site and as a stand alone building, ESCC have explored the potential for sale. However, this would impact negatively on Beacon Academy who lease part of the building (and would have to share their site with a 3rd party), Tiddlers who lease another part of the building, and Grove Park Special School. It would also induce clawback as no early years activity will occur on site. As such, lease to Beacon Academy is proposed as the most appropriate option.

1.13 Including the building in the Academy lease restricts to the use of the building to educational purposes. It does not require the Trust to provide early years activity. The liability for clawback will remain with ESCC and will not be transferred. The Trust are unwilling to enter into any additional clauses in the lease where they take on liability for potential clawback. The terms of the grant do not mandate a clawback agreement between a Local Authority and a 3rd party receiving a capital asset:

"In circumstances where the funds received from the Department are allocated to third parties, it will be entirely up to each local authority, as the accounting body, to decide whether a clawback arrangement should be put in place as part of the agreement with the third party." Sure Start Early Years and Childcare Grant Capital Guidance

2. Supporting information

- 2.1 A plan of the Crowborough Children's Centre site is attached in Appendix 1.
- 2.2 All local members were notified during the consultation of the intention to dedesignate the Children's Centre.
- 2.3 Beacon Academy have held the 125-year lease for the Crowborough site since 2012.
- 2.4 The Children's Centre was designated in 2012 with 18 years remaining on the 25 year grant terms, ending 2037.

3 Conclusion and Reason for Recommendations

3.1 The revised early help strategy reduced the number of centres that the service required to deliver the strategy. As a result, a number of centres were identified for de-designation which includes Crowborough Children's Centre. This proposal has the potential of securing the continuation of the service whilst removing an ongoing duty on the County Council.

STUART GALLIMORE
Director of Children's Services.

Contact Officer: Matthew Thomas, Change Programme Manager, Children's Services,
tel: 07701307980, email: matthew.thomas@eastsussex.gov.uk

Local Member: Councillor Richard Stogdon

Background Documents: None

Appendix 1 The Building plan for Crowborough Children's Centre



2 Map of the Beacon Academy Site (CC building in brown)



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Report to:	Lead Member for Resources
Date of meeting:	28 January 2020
By:	Director of Children's Services
Title:	Future options for de-designating Children's Centres
Purpose:	To seek the Lead Member for Resources' approval to enter into an agreement with Lewes District Council to take ownership of the Ringmer Children's Centre building, that supports the consolidation of the Children's Services Early Help Strategy and the plan, agreed by Lead Member for Children and Families, to De-designate Ringmer Children's Centre.

RECOMMENDATION: The Lead Member is recommended to:

- 1) declare the Ringmer Children's Centre building surplus to the County Council's operational requirements; and**
 - 2) delegate authority to the Chief Operating Officer to enter into negotiations with Lewes District council for them to take over the management of the building.**
 - 3) delegate authority to the Chief Operating Officer to secure best value terms for disposal or lease in accordance with S.123 of the Local Government Act 1972.**
-

1. Background information

1.1 The Ringmer Children's Centre is a purpose-built building sitting on the perimeter of the Kings Academy Site in Ringmer. It is held freehold by ESCC. The building has a separate entrance and parking away from the Academy site and can't be accessed from the Academy.

1.2 In exploring all options, Kings Academy have been spoken to regarding the building and have stated they do not wish to incorporate it into their lease.

1.3 After a public consultation, held in 2019 by ESCC Children's Services, the Lead Member for Children and Families approved the proposal to apply to de-designate the building before the 1st of April 2020, such that it will cease to be a statutory ESCC Children's Centre.

1.4 The building was built using a Surestart Capital Grant with the mandated expectation that it be used for 25 years subsequent to the grant giving for the purposes of Early Years (0-5) provision. The Department for Education (DfE) are responsible for overseeing centres funded by Surestart Capital Grants and agreeing which can be de-designated, and whether in their judgement the buildings are being used as intended.

1.5 The Lead Member for Children and Families agreed in principle to apply for the de-designation of the building on the basis that an ongoing use for the building could be made

by another party that matches the aim of the grant. If the aim of the grant is not met, the risk of clawback from the DfE applies.

1.6 It is within usual practice to de-designate specific Children's Centre buildings; a process which involves informing the DfE that the site will no longer be managed by ESCC, but that other parties will continue to use the building as intended within the grant, as per DfE: '*has continued to offer a sufficient level of early years services for children and their families from the building in question to meet the original aims of the grant. (Written question – 28205)*'. The DfE will decide whether to waive the threat of clawback based on evidence of ongoing early years activity.

1.7 Lewes District Council have expressed interest in taking on the management of the Children's Centre building with a plan to continue the early years offer. Lewes District Council will work in partnership with Ringmer Parish Council to ensure day to day operation. If agreed, both councils would welcome negotiating ongoing use of the building by community bodies, NHS and ESCC for the provision of groups and other interventions alongside their own use.

1.8 The proposition going forward is to:

- i) Declare the building surplus
- ii) Enter into discussions of heads of terms with Lewes District Council.
- iii) Delegate final terms to the Chief Operating Officer acting through the Director of Children's Services.
- iv) Request Dedesignation by written submission to the DfE.
- v) Support Lewes District to consolidate their early years activity offer.

1.9 As Ringmer Children's Centre sits independent of the Academy Site it has no impact on the Academy to sell or lease the building to a third party.

1.10 Entering into negotiations with Lewes District Council for the management of the building will include negotiations over the liability for clawback. This may be concluded by agreement to pass on liability, or may be concluded with ESCC retaining liability. This will be determined as being in the best interest in accordance with S.123 of the Local Government Act 1972. The terms of the grant do not mandate a clawback agreement between a Local Authority and a 3rd party receiving a capital asset:

"In circumstances where the funds received from the Department are allocated to third parties, it will be entirely up to each local authority, as the accounting body, to decide whether a clawback arrangement should be put in place as part of the agreement with the third party." Sure Start Early Years and Childcare Grant Capital Guidance

2. Supporting information

2.1 A plan of the Ringmer Children's Centre site is attached in Appendix 1.

2.2 All local members were notified during the consultation of the intention to dedesignate the Children's Centre. Lewes District Council and Ringmer Parish Council have been involved in planning to date.

2.4 The Children's Centre was designated in 2009 with 14 years remaining on the 25 year grant terms, ending 2034.

3 Conclusion and Reason for Recommendations

3.1 The revised early help strategy reduced the number of centres that the service required to deliver the strategy. As a result, a number of centres were identified for de-designation which includes Ringmer Children's Centre. This proposal has the potential of securing the continuation of the service whilst removing an ongoing duty on the County Council.

STUART GALLIMORE
Director of Children's Services.

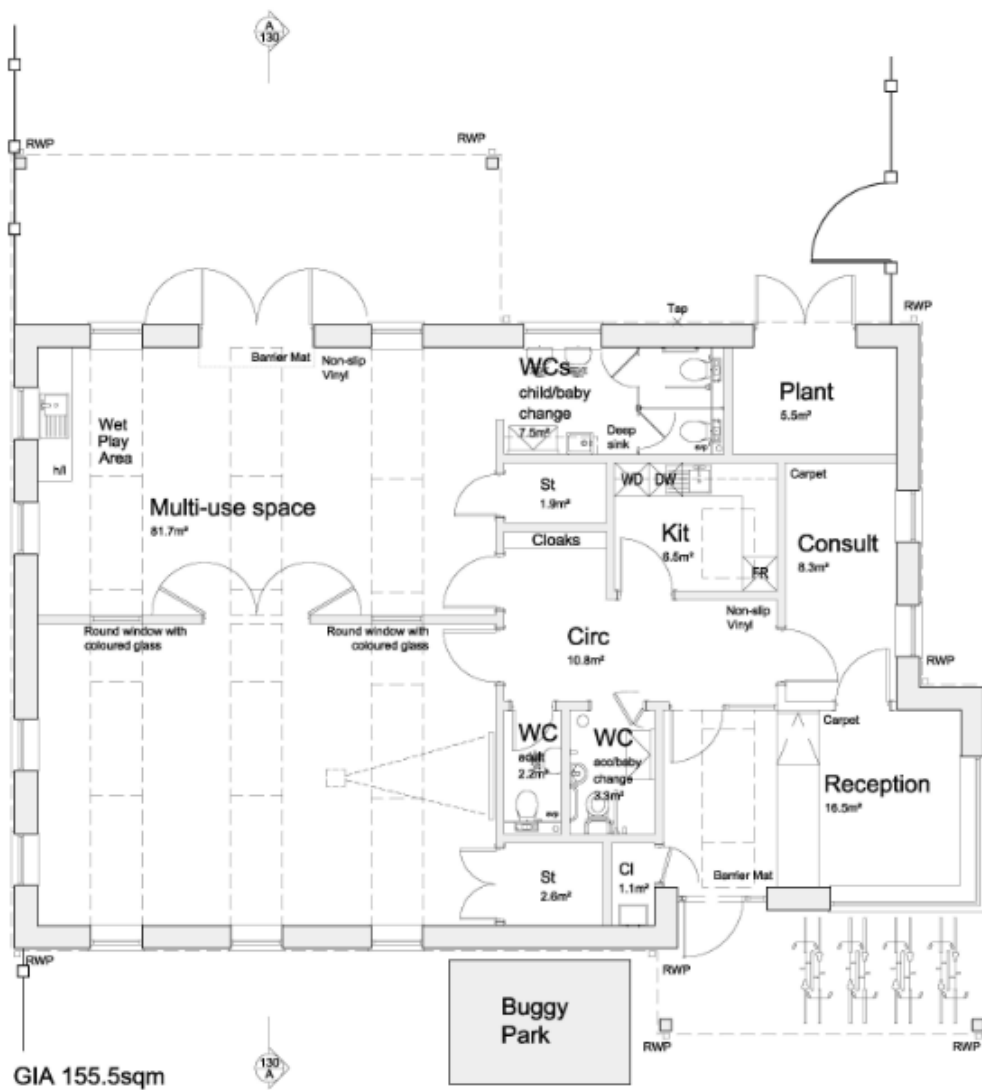
Contact Officer: Matthew Thomas, Change Programme Manager, Children's Services.

Tel. No. 01273 481274 Email: Matthew.thomas@eastsussex.gov.uk

Local Member: Councillor Philip Daniel

Background Documents: None

Appendix 1 The Building plan for Ringmer Children's Centre



2 Map of the Academy Site and Children's Centre



Report to: Lead Member for Resources

Date of meeting: 28 January 2020

By: Director of Children's Services

Title: Future options for de-designating Children's Centres – Rye Children's Centre

Purpose: To seek the Lead Member for Resources' approval to enter into a 125 year Standard Academy Lease, that supports the consolidation of the Children's Services Early Help Strategy and the plan, agreed by Lead Member for Children and Families, to De-designate Rye Children's Centre.

RECOMMENDATION: The Lead Member is recommended to:

(1) Enter into a Deed of Variation of the existing 125 year school lease with Rye Academy Aquinas Trust to incorporate the Children's Centre building under the same terms as the rest of the site.

(2) Delegate authority to the Chief Operating Officer to conclude terms in accordance with s. 123 of the Local Government Act 1972.

1. Background information

1.1 The Rye Children's Centre is a purpose-built building sitting adjacent the main entrance of Rye Community Primary School: Aquinas Trust, behind the school gates. It is held freehold by East Sussex County Council (ESCC).

1.2 Aquinas Trust is an academy trust which leases the whole school site, including a nursery, primary school, secondary school and college.

1.3 After a public consultation, held in 2019 by ESCC Children's Services, the Lead Member for Children and Families approved the proposal to apply to de-designate the building before the 1st of April 2020, such that it will cease to be a statutory ESCC Children's Centre.

1.4 The building was built using a Surestart Capital Grant with the mandated expectation that it be used for 25 years subsequent to the grant giving for the purposes of Early Years (0-5) provision. The Department for Education (DfE) are responsible for overseeing centres funded by Surestart Capital Grants and agreeing which can de-designated, and whether in their judgement the buildings are being used as intended.

1.5 The Lead Member for Children and Families agreed in principle to apply for the de-designation of the building on the basis that an ongoing use for the building could be made by the school or other body that matches the aim of the grant. If the aim of the grant is not met, the risk of clawback from the DfE applies.

1.6 It is within usual practice to de-designate specific Children's Centre buildings; a process which involves informing the DfE that the site will no longer be managed by ESCC, but that other parties will continue to use the building as intended within the grant, as per DfE: *'has continued to offer a sufficient level of early years services for children and their*

families from the building in question to meet the original aims of the grant. (Written question – 28205)'. The DfE will decide whether to waive the threat of clawback based on evidence of ongoing early years activity.

1.7 Aquinas Trust have expressed interest in taking on the management of the Children's Centre building with a plan to augment their own early years offer. Aquinas Trust are experienced providers of early years activity and have a nursery on the adjoining Rye site (Pugwash). If agreed, Aquinas Trust would welcome negotiating ongoing use of the building by community bodies, NHS and ESCC for the provision of groups and other interventions alongside their own use.

1.8 The proposition going forward is to:

- i) Enter into a Deed of Variation to include the Children Centre building in the Academy's existing 125 year Lease on standard academy lease terms.
- ii) Delegate final terms to the Chief Operating Officer acting through the Director of Children's Services.
- iii) Request Dedesignation by written submission to the DfE.
- iv) Support Aquinas Trust to consolidate their early years activity offer.

1.9 Rye Children's Centre sits firmly within the enclosed school site and there is no practical opportunity to sell or lease to a private, voluntary or independent organisation.

1.10 Including the building in the Academy lease restricts to the use of the building to educational purposes. It does not require the Trust to provide early years activity. The Trust have expressed an intention to use the building for early years activity and ESCC will support this, but they will not be legally bound. The liability for clawback will remain with ESCC and will not be transferred. The Trust are unwilling to enter into any additional clauses in the lease where they take on liability for potential clawback. The terms of the grant do not mandate a clawback agreement between a Local Authority and a 3rd party receiving a capital asset:

"In circumstances where the funds received from the Department are allocated to third parties, it will be entirely up to each local authority, as the accounting body, to decide whether a clawback arrangement should be put in place as part of the agreement with the third party." Sure Start Early Years and Childcare Grant Capital Guidance

2. Supporting information

2.1 A plan of the Rye Children's Centre site is attached in Appendix 1.

2.2 All local members were notified during the consultation of the intention to dedesignate the Children's Centre.

2.3 Rye Aquinas Academy have held the 125-year lease for the Rye site since 2015.

2.4 The Children's Centre was designated in 2008 with 13 years remaining on the 25 year grant terms, ending 2033.

3 Conclusion and Reason for Recommendations

3.1 The revised early help strategy reduced the number of centres that the service required to deliver the strategy. As a result, a number of centres were identified for de-designation which includes Rye Children's Centre. This proposal has the potential of securing the continuation of the service whilst removing an ongoing duty on the County Council.

STUART GALLIMORE
Director of Children's Services.

Contact Officer: Liz Rugg, Assistant Director, Early Years and Social Work, Children's Services.

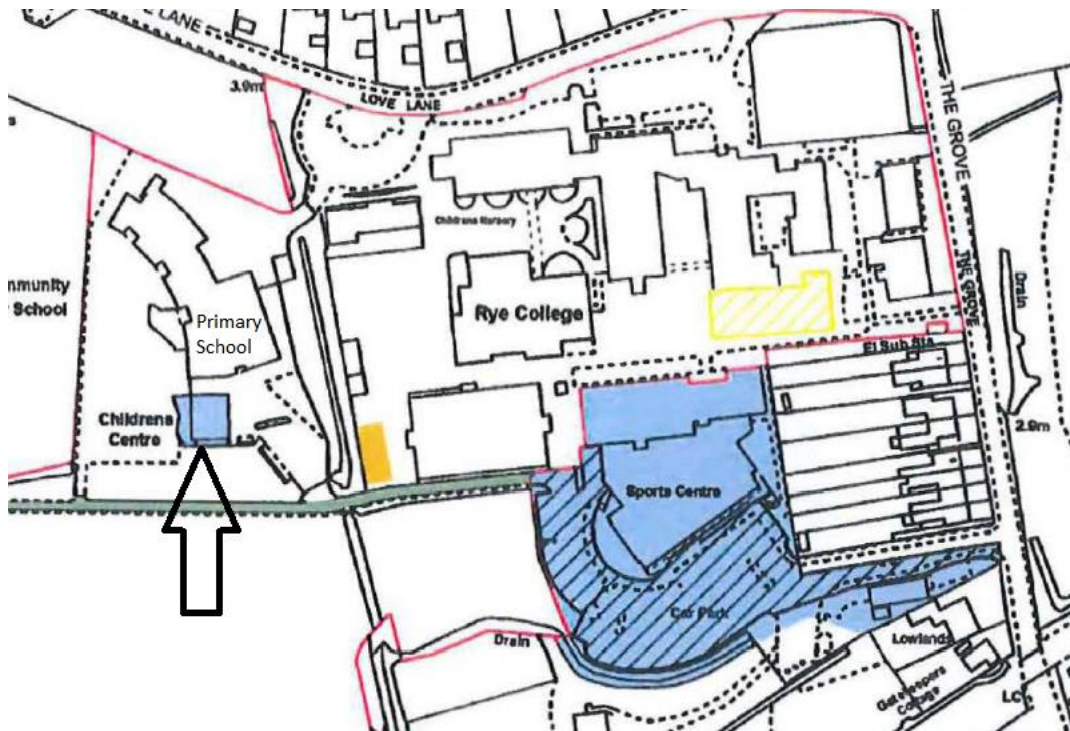
Tel. No. 01273 481274 Email: liz.rugg@eastsussex.gov.uk

Local Member: Councillor Keith Glazier

Background Document: None

13,427 sqm WALL PANELS

2 Map of the Aquinas Academy Site



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

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