



LEAD MEMBER FOR RESOURCES

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

**TUESDAY, 14 JULY 2020 AT 11.15 AM ++ OR AT THE CONCLUSION OF THE GOVERNANCE
COMMITTEE, WHICHEVER IS THE LATER ++**

COUNTY HALL, LEWES

**++Please note, the Lead Member will not be present in person, but will be taking the
decisions remotely++**

AGENDA

- 1 Decisions made by the Lead Cabinet Member on 21 April 2020 (*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 Any non-exempt urgent items previously notified under agenda item 3
- 5 14 Westfield Lane, Hastings (*Pages 5 - 8*)
Report by the Chief Operating Officer
- 6 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).
- 7 14 Westfield Lane, Hastings - exempt material (*Pages 9 - 18*)
Report by the Chief Operating Officer
- 8 Any other exempt items previously notified under agenda item 3

PHILIP BAKER
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6 July 2020

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NOTE: This meeting will be broadcast live on the County Council's website and the record archived for future viewing. The broadcast/record is accessible at www.eastsussex.gov.uk/yourcouncil/webcasts/default.htm

LEAD MEMBER FOR RESOURCES

DECISIONS made by the Lead Member for Resources, Councillor Nick Bennett, on 21 April 2020 at County Hall, Lewes

++ The Lead Member was not present in person, but took the decisions remotely ++

37 DECISIONS MADE BY THE LEAD CABINET MEMBER ON 11 MARCH 2020

37.1 The Lead Member approved as a correct record the minutes of the meeting held on 11 March 2020.

38 REPORTS

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

39 DISPOSAL OF LAND NORTH OF BEXHILL ON SEA

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

DECISIONS

39.2 The Lead Member RESOLVED to (1) declare the land north of Bexhill surplus to the County Council's requirements; and

(2) delegate authority to the Chief Operating Officer to secure best value terms for a disposal in accordance with s123 of the Local Government Act 1972.

Reasons

39.3 The property offers no future operational use for the County Council, and while in our ownership would continue to incur costs for maintenance.

40 EXCLUSION OF PUBLIC AND PRESS

40.1 It was RESOLVED to exclude the public and press for the remaining agenda items 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).

41 ANNUAL WRITE OFF OF DEBTS 2019/20

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

DECISIONS

41.2 The Lead Member RESOLVED to (1) Authorise the writing off of three debts amounting to £44,672.15 in the Council's 2019/20 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

41.3 There is no prospect of successfully recovering these debts.

Report to: Lead Member for Resources

Date of meeting: 14 July 2020

By: Chief Operating Officer

Title: 14 Westfield Lane, St Leonards-on-Sea, TN37 7NG

Purpose: To formally record Lead Member approval to reverse the decision to declare the asset surplus to operational requirement

RECOMMENDATIONS: The Lead Member is recommended to:

- 1) **Record for administrative purposes that the previous surplus declaration decision made on 22 January 2019 be reversed, to enable use and occupation by Children Services in accordance with the business plan subsequently approved**
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1 Background

- 1.1 14 Westfield Lane is one of a number of Learning Disability homes that transferred to the County Council from former Primary Care Trusts (PCT) in February 2011. The County Council was provided with capital funding, required to acquire the freehold interests, subject to the PCT (and their successors NHS England) retaining a first charge over each asset. The capital grant is repayable on future disposal.
- 1.2 On 28 November 2011 the Lead Member for Community and Resources approved a decision to formally declare the site, known as 14 Westfield Lane Hastings, as surplus to operational requirements. In addition it recommended disposal, by way of a lease, to a Registered Care Provider for the purpose of developing the site for supported living accommodation.
- 1.3 Despite subsequent proposals to convert the asset into 10-12 supported living units, development became frustrated by the restrictions of the first charge held over the asset by NHS England, despite extensive negotiations. In June 2018, Cabinet agreed to amend Learning Disability Provided Services, through which the site was identified as now fully surplus.
- 1.4 Following further reviews, a business proposal was put to Members via the Capital and Strategic Asset Board which approved the refurbishment of the building for use as a home for looked after children, to add provision for care and safeguarding of this vulnerable client base, subject to planning and regulatory approvals. Contracts to commence refurbishment works are now in place, and to ensure clarity of governance it has been recommended that this Report be formally published to record the subsequent change in proposals.

2 Supporting information

- 2.1 The property was a registered care home for residents with learning disabilities who were supported by teams of residential care workers. The service closed and the building was vacated in 2011 and has not been used operationally since.

- 2.2 Hastings and Rother Primary Care Trust transferred the freehold to ESCC in 2011 under a directive issued by the Department of Health.
- 2.3 The site measures 0.8 acres and is shown on the accompanying map hatched in black.
- 2.4 The Local Member has been consulted and has no objections.
- 2.5 The property remains subject to a capital grant agreement with the NHS, under which the authority commits to use the asset for the wellbeing of specific clients with care needs.

3. Conclusion and reasons for recommendations

- 3.1 Earlier decisions not to secure the asset for specialist care use have been further reviewed and amended by Services.
- 3.2 It is recommended that the decision to declare the asset surplus to County Council requirements be reversed and the reasons set out herein recorded.

KEVIN FOSTER Chief Operating Officer

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LOCAL MEMBER

Councillor Peter Pragnell

BACKGROUND DOCUMENTS

Appendix I – Site Plan (not to scale)

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

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