



## LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

**DECISIONS** to be made by the Lead Member for Resources and Climate Change,  
Councillor Nick Bennett

**TUESDAY, 6 JULY 2021 AT 3.00 PM**

**VIA TEAMS AND COMMITTEE ROOM, COUNTY HALL, LEWES**

++ This meeting will take place remotely via Teams ++

### **AGENDA**

- 1 Decisions made by the Lead Cabinet Member on 17 June 2021 (*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 Former Wadhurst Household Waste Recycling Centre, Wadhurst (*Pages 5 - 8*)  
Report by the Chief Operating Officer.
- 5 Lease renewal at St Mary's House, Eastbourne (*Pages 9 - 10*)  
Report by the Chief Operating Officer.
- 6 Any other non-exempt items previously notified under agenda item 3
- 7 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).
- 8 Former Wadhurst Household Waste Recycling Centre, Wadhurst - Exempt Information (*Pages 11 - 24*)  
Report by the Chief Operating Officer.
- 9 Lease renewal at St Mary's House, Eastbourne - Exempt Information (*Pages 25 - 32*)  
Report by the Chief Operating Officer
- 10 Any other exempt items previously notified under agenda item 3

PHILIP BAKER  
Assistant Chief Executive  
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28 June 2021

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*NOTE: As part of the County Council's drive to increase accessibility to its public meetings, this meeting will be broadcast live on its website. The live broadcast is accessible at:*  
[www.eastsussex.gov.uk/yourcouncil/webcasts/default.htm](http://www.eastsussex.gov.uk/yourcouncil/webcasts/default.htm)

## **LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE**

DECISIONS made by the Lead Member for Resources and Climate Change, Councillor Nick Bennett, on 17 June 2021 at Via Teams and CC2, County Hall, Lewes

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### 6 DECISIONS MADE BY THE LEAD CABINET MEMBER ON 25 MAY 2021

6.1 The Lead Member approved the minutes of the meeting held on 25 May 2021 as a correct record.

### 7 DISCLOSURE OF INTERESTS

7.1 There were no disclosures of interests.

### 8 URGENT ITEMS

8.1 There were none.

### 9 REPORTS

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

### 10 MODERNISING BACK OFFICE SYSTEMS (MBOS) - CONTRACT AWARD

10.1 The Lead Member considered a report by the Chief Operating Officer together with a further report containing exempt information as set out in a later item on the agenda.

#### DECISIONS

10.2 The Lead Member RESOLVED to:

- 1) approve the award of the Modernising Back Office System contracts (to replace the Enterprise Resource Planning system) to the preferred suppliers; and
- 2) delegate authority to the Chief Operating Officer to take any action the Chief Operating Officer considers appropriate to give effect to the above recommendation, including but not limited to, agreeing the terms and entering into these contracts and dealing with their implementation and delivery.

#### Reasons

10.3 The procurement will meet the objective of putting in place a modern Enterprise Resource Planning system required to meet the current and future needs of the Council, and replace the existing version of the SAP system which will cease to be supported in the future.

### 11 OCEAN HOUSE, HASTINGS - LEASE RENEWAL

11.1 The Lead Member considered a report by the Chief Operating Officer together with a further report containing exempt information as set out in a later item on the agenda.

## DECISIONS

11.2 The Lead Member RESOLVED to:

- 1) Agree to the proposed lease terms of Ocean House contained in the Exempt report at a later agenda item; and
- 2) Delegate authority to the Chief Operating Officer to approve the final lease negotiations and take any other actions considered appropriate to give effect to the above recommendation, and to secure best value in accordance with s123 of the Local Government Act 1972.

### Reasons

11.3 The Council has been reviewing its office requirements based on business needs for frontline services in key localities. One of the key offices is Ocean House, Hastings. The Council wishes to renew the lease for office accommodation in Ocean House to meet its office requirements in this part of the County.

## 12 EXCLUSION OF PUBLIC AND PRESS

12.1 It was RESOLVED - exclude the public and press from the meeting 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 Schedule 12A to 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).

## 13 MODERNISING BACK OFFICE SYSTEMS (MBOS) - CONTRACT AWARD

13.1 The Lead Member considered a report by the Chief Operating Officer which contained exempt information.

## DECISIONS

13.2 The Lead Member RESOLVED to agree the recommendations contained in the report.

### Reasons

13.3 The report contained exempt information in relation to an earlier item on the agenda.

## 14 OCEAN HOUSE, HASTINGS - LEASE RENEWAL

14.1 The Lead Member considered a report by the Chief Operating Officer which contained exempt information.

## DECISIONS

14.2 The Lead Member RESOLVED to agree the recommendations contained in the report.

### Reasons

14.3 The report contained exempt information in relation to an earlier item on the agenda.

**Report to:** Lead Member for Resources and Climate Change

**Date of meeting:** 06 July 2021

**By:** Chief Operating Officer

**Title:** Former Wadhurst Household Waste Recycling Centre, Wadhurst

**Purpose:** To agree the disposal of a declared surplus asset following the completion of the marketing of this asset.

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## RECOMMENDATIONS

The Lead Member for Resources and Climate Change is recommended to:

- 1) Agree to the disposal of the former Wadhurst Household Waste Recycling Centre, Wadhurst to the preferred bidder following the marketing of the site in Spring 2021 and an analysis of the offers contained in the Exempt report at a later agenda item; and
  - 2) Delegate authority to the Chief Operating Officer to approve the details of the disposal to the preferred bidder and take any other actions considered appropriate to give effect to this decision, and secure best value in accordance with s123 of the Local Government Act 1972.
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### 1 Background

- 1.1 At the Lead Member for Resources meeting in October 2020, authority was agreed to declare the former Wadhurst Household Waste Recycling Centre (HWRC) site surplus to operational requirements. In addition, authority was given to proceed with the disposal of the asset to a preferred bidder. Unfortunately, the preferred bidder did not complete the sale due to economic uncertainty arising from the coronavirus pandemic. The Council decided in January 2021 that remarketing of the property was the preferred route. The property was subsequently re-offered to the market in Spring 2021. Offers were received and a preferred purchaser has now been selected for the Lead Member to consider. The offers received in Spring 2021 were at higher values than the original marketing exercise in mid-2020.
- 1.2 In Spring 2021, Wealden District Council received an application to register the site as a community asset under the Community Right to Bid legislation as defined under the Localism Act 2011. East Sussex County Council were consulted as freeholder owners and did not object. Wealden District Council reviewed the application for the asset to be listed and determined the criteria was not met and notified East Sussex County Council in April 2021.
- 1.3 In tandem to the Community Right to Bid application the Council had re-commenced marketing of the property. The period of marketing was extended a few weeks in Spring 2021 and by this time the outcome of the Community Right to Bid application to Wealden District Council had been made known.
- 1.4 The Council has reviewed offers and an analysis has been undertaken to understand the wider set of financial and non-financial benefits reflecting the Council's Community Asset Transfer policy. In conclusion, a preferred purchaser (bidder) has been selected based on their proposal as outlined in a separate Exempt report later in the agenda.
- 1.5 The location of the site can be seen in the plan in appendix 1.

## **2 Supporting information**

- 2.1 The decision required relates to reviewing the offers received and determining that the Council now proceeds to sell the freehold of former Wadhurst HWRC, Faircrouch Lane, Wadhurst to the preferred bidder as outlined in the Exempt report appendix 2.
- 2.2 The property marketing in early 2021 has been well received in the marketplace drawing seven private offers and a single community offer.
- 2.3 The disposal of the asset will provide a capital receipt that will contribute to the Council's capital programme.

## **3. Conclusion and reasons for recommendations**

- 3.1 It is recommended that the Lead Member agrees the disposal of the freehold to the preferred bidder as outlined in appendix 2 of the Exempt report later on the agenda. If the sale is not completed in a timely manner, then the next highest bidder is considered.
- 3.2 It is recommended that the Lead Member agrees to delegate authority to the Chief Operating Officer to approve the details of the disposal to the preferred bidder and take any other actions considered appropriate to implement the decision, as outlined in paragraph 3.1 above.

### **Phil Hall**

#### **Chief Operating Officer**

Contact Officer: Peter Smith

Tel. No. 01273 337647

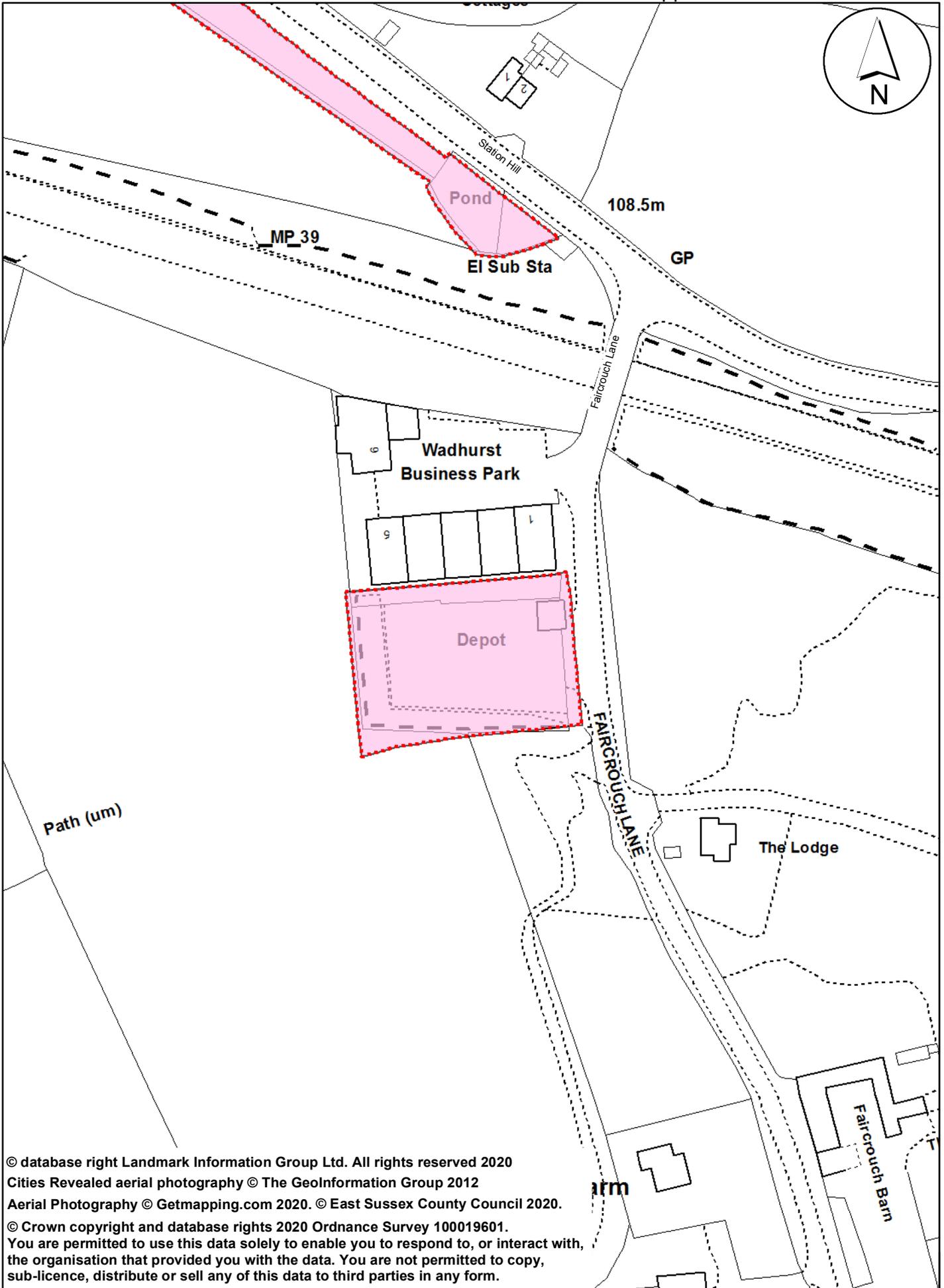
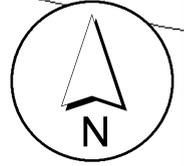
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### LOCAL MEMBERS

Cllr Bob Standley



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**Report to:** Lead Member for Resources and Climate Change

**Date of meeting:** 6 July 2021

**By:** Chief Operating Officer

**Title:** St. Mary's House, Eastbourne – Lease Renewal

**Purpose:** To agree the lease renewal of St. Mary's House, Eastbourne

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## RECOMMENDATIONS

The Lead Member for Resources and Climate Change is recommended to:

- 1) Agree to the proposed lease terms of St. Mary's House, contained in the Exempt report at a later agenda item; and
  - 2) Delegate authority to the Chief Operating Officer to approve the final lease negotiations and take any other actions considered appropriate to give effect to the above recommendation, and to secure best value in accordance with the Local Government Act 1999.
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### 1 Background

- 1.1 The Council has been reviewing its office requirements based on business needs for frontline services in key localities. One of the key offices is St. Mary's House, Eastbourne. The Council is tenant under a lease of the whole building. The term of the lease ends in November 2021.
- 1.2 Informal negotiations have taken place over the last few months with the landlord of St. Mary's House. Property Heads of Terms have been agreed for the renewal of the lease and these are attached in appendix 1 of the Exempt report later on in the agenda. The intention is to enter a new 5-year lease from 1<sup>st</sup> December 2021.

### 2 Supporting information

- 2.1 The Council's existing lease is of the whole of St. Mary's House and the Council occupies space across most floors. The second floor is underlet to the NHS who offer mental health services. There is under-croft storage and car parking on the site. The property is very close to Eastbourne railway station.
- 2.2 At present, extensive discussions are taking place with services on their future working arrangements as part of the workstyles review. The current working assumption is that, for St. Mary's House, office needs will continue to require most floors but this may be reduced in time.
- 2.3 The provisionally agreed lease terms include an equated rental figure at a slightly higher rate than the Council's current lease which was subject to a rent review in 2018. The Council also leases office accommodation at St. Mark's House, Eastbourne which is owned by the same Landlord. There was a recent review at these offices with the rental level increased by a similar percentage.
- 2.4 It should be noted that the landlord, like many commercial building owners is evaluating re-developing the site for residential development. However, the Landlord remains committed to renting the property for the stipulated period.
- 2.5 East Sussex County Council (ESCC) has requested that the lease is modified to a more appropriate modern form following numerous variations to the existing agreements. Property and Legal will work together to agree the documentation before the end of July 2021 on the terms proposed.

### **3. Conclusion and reasons for recommendations**

- 3.1 It is recommended that the Lead Member Resources and Climate Change agrees the lease renewal of St. Mary's House as outlined in the Exempt report later on in the agenda.
- 3.2 It is recommended that the Lead Member for Resources and Climate Change agrees to delegate authority to the Chief Operating Officer to approve the final lease negotiations and ensure the legal documents are in place that represent best value in accordance with the Local Government Act 1999.

#### **PHIL HALL**

##### **Chief Operating Officer**

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Assistant Director – Property

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LOCAL MEMBER

Councillor Pat Rodohan

Background Documents:

None

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