



LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

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

THURSDAY, 29 JULY 2021 AT 2.00 PM

++ THE LEAD MEMBER WILL TAKE THE DECISIONS REMOTELY ++

AGENDA

- 1 Decisions made by the Lead Cabinet Member on 15 July 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 Any urgent items previously notified under agenda item 3
- 5 Disposal of the Council's Leasehold interest in land transaction with Eastbourne College, Eastbourne (*Pages 5 - 8*)
Report by the Chief Operating Officer
- 6 Exclusion of the 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 Disposal of the Council's Leasehold interest in land transaction with Eastbourne College, Eastbourne - Exempt information (*Pages 9 - 14*)
Report by the Chief Operating Officer
- 8 Any other exempt items previously notified under agenda item 3

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21 July 2021

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LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

DECISIONS made by the Lead Member for Resources and Climate Change, Councillor Nick Bennett, on 15 July 2021 via MS Teams

Councillors Johnny Denis, Wendy Maples, Georgia Taylor and David Tutt spoke on item 4 (see minute 24)

22 DECISIONS MADE BY THE LEAD CABINET MEMBER ON 6 JULY 2021

22.1 The Lead Member confirmed as a correct record the minutes of the meeting held on 6 July 2021.

23 REPORTS

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

24 NOTICE OF MOTION: CLIMATE CHANGE

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

DECISIONS

24.2 The Lead Member RESOLVED to recommend that the County Council rejects the Notice of Motion.

Reasons

24.3 The Council has recognised the severity of the climate crisis by declaring a climate emergency and setting a clear and evidence-based trajectory towards carbon neutrality from its activities. The scale of the Council's functions and the diversity of providers the Council works with makes this a complex and substantial task. Significant work has already been undertaken to reduce emissions and this has been built upon by the Climate Emergency Action Plan which is driving the next phase and has been further informed by the recent Scrutiny Review.

24.4 However, there remain significant uncertainties and unresolved challenges which impact on our plans. These range from the further work needed to fully quantify our emissions and model in detail what is needed for the Council to achieve net zero, to understanding what investment and policy support will be available nationally and how technology and the supply chain will develop to support implementation. The specific implications and costs of committing to becoming carbon neutral from all the Council's activities within the next eight and a half years are unknown, but it is evident that they would be substantial and almost certainly unachievable.

24.5 Given the major financial and technological hurdles outlined above, there is no realistic prospect of achieving a target date of 2030. Attempting to accelerate the timescale previously agreed by the Council at a time when our Medium Term Financial Plan shows a significant deficit would have major consequences, including the likely closure of some services. Whilst the Notice of Motion sets out a welcome ambition, it is important that the targets set by the Council are evidence-based and challenging but also realistically achievable

and therefore meaningful in terms creating public expectation, tracking our progress and being held to account in terms of its delivery.

24.6 Work is already underway to look at whether and how the potential carbon emission impacts of decisions could be assessed and reflected in reports where relevant and material and progress will be reported to scrutiny in the autumn.

Report to: Lead Member for Resources and Climate Change

Date of meeting: 29 July 2021

By: Chief Operating Officer

Title: Disposal of the Council's Leasehold interest in land transaction with Eastbourne College, Eastbourne

Purpose: To agree the Council's Grounds Maintenance Depot at Willingdon Road, Eastbourne is to be declared surplus to operational use and to agree to the disposal of the Council's long leasehold interest for a capital receipt

RECOMMENDATIONS

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

- 1) Declare the asset known as Eastbourne Grounds Service Depot, Willingdon Road, Eastbourne (the Site) surplus to the County Council's requirements;**
 - 2) Approve the disposal of the Council's leasehold interest in the Site;**
 - 3) Delegate authority to the Chief Operating Officer to determine the detailed terms of the disposal and agree all documents and take any other actions necessary to achieve best value in accordance with the Local Government Act 1999.**
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1 Background

- 1.1 East Sussex County Council (ESCC) seeks to declare surplus this asset which is no longer required for operational purposes. The plan showing the area is at Appendix 1. The Council does not own the freehold and has a 999-year lease granted 24 November 1994.
- 1.2 The asset was formerly used as a grounds maintenance depot and it forms part of a larger site owned by Eastbourne College.

2 Supporting information

- 2.1 Glendale, ESCC's grounds maintenance contractor utilises a number of Council assets as depots under the terms of the contract, with separate leases for each depot. Glendale has altered its business model and the Eastbourne grounds depot is not fit for purpose, so the contractor has not used it for 18 months. ESCC has an in-principle agreement whereby the contractor will surrender their lease.
- 2.2 The Council has no operational use for the asset.
- 2.3 Eastbourne College has undertaken its wider service transformation and has reviewed its asset base to identify surplus assets that could secure capital receipts to part fund its modernisation programme. The review has identified Willingdon Quarry, Eastbourne. The site is unused by Eastbourne College with the exception of the area leased to the Council, the Eastbourne Area Grounds Depot.
- 2.4 ESCC supports Eastbourne College's approach to maximise the value of the site. Eastbourne College has secured outline planning permission for 18 dwellings, has marketed the site for sale and bids have been analysed. The College has advised ESCC on bids received and the preferred bidder. ESCC has secured external valuation advice on the value of its leasehold interest and will seek to complete a disposal of its leasehold interest and receive a capital receipt based on its proportion of the overall value of the site. ESCC considers that the Site is more marketable if it is sold in conjunction with Eastbourne College in their sale of adjoining land so the disposal may take the form of a

joint sale with Eastbourne College, or a surrender of its leasehold interest to Eastbourne College.

- 2.5 Further details of the transaction, including the financial implications, are outlined in an Exempt report later on in the agenda. If Eastbourne College does not proceed with the highest bidder, then it is anticipated the next best bid will be considered and ESCC will secure the same percentage of the capital receipt for the whole site.
- 2.6 The capital receipt secured will contribute to the Council's capital programme.

3 Conclusion and reasons for recommendations

- 3.1 It is recommended that the Lead Member for Resources and Climate Change declares the Eastbourne Grounds Service Depot surplus to the County Council's requirements.
- 3.2 It is recommended that the Lead Member approves the disposal of the lease in conjunction with Eastbourne College's disposal of adjoining land to allow Eastbourne College to finalise the sale of the whole site and secure a capital receipt for the Council.
- 3.3 It is recommended that the Lead Member for Resources and Climate Change agrees to delegate authority to the Chief Operating Officer to approve the detailed terms of the disposal of the Council's long lease for a capital receipt, ensuring best value in accordance with the Local Government Act 1999, as outlined in paragraphs 2.4 and 2.5 of this report.

PHIL HALL

Chief Operating Officer

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LOCAL MEMBERS

Councillor Colin Belsey

BACKGROUND DOCUMENTS

None

Appendix 1 – Plan of land



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<p>Eastbourne Grounds Depot</p>	<p>Scale: 1:1,250</p>	
<p>Author: SK/RP</p>	<p>Date: 30/06/2021</p>	

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Agenda Item 7

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