



LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

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

TUESDAY, 14 JUNE 2022 AT 1.00 PM

VIA MS TEAMS

AGENDA

1. Decisions made by the Lead Cabinet Member on 19 May 2022 (*Pages 3 - 6*)
2. Disclosure of Interests
Disclosure by all Members present of personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct
3. Urgent items
Notification of any items which the Lead Member considers urgent and proposes to take at the appropriate part of the agenda.
4. Partnerships for People and Place project: award of grant (*To Follow*)
Report by the Assistant Chief Executive.
5. Heathfield Leisure Centre next steps (*Pages 7 - 8*)
Report by the Chief Operating Officer.
6. Uckfield Leisure Centre next steps (*Pages 9 - 10*)
Report by the Chief Operating Officer.
7. Any non-exempt urgent items previously notified under agenda item 3
8. 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).
9. Heathfield Leisure Centre next steps - exempt information (*Pages 11 - 14*)
10. Uckfield Leisure Centre next steps - exempt information (*Pages 15 - 16*)
11. Any other exempt items previously notified under agenda item 3

PHILIP BAKER
Assistant Chief Executive
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6 June 2022

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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 19 May 2022 Via MS Teams

Councillor Paul Redstone spoke on items 4 and 7 (see minutes 5 and 7)

1. DECISIONS MADE BY THE LEAD CABINET MEMBER ON 28 APRIL 2022

1.1 The Lead Member approved as a correct record the minutes of the meeting held on 28 April 2022.

2. DISCLOSURE OF INTERESTS

2.1 There were none.

3. URGENT ITEMS

3.1 There were none.

4. REPORTS

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

5. APPROVAL OF A LEASE FOR BUSINESS SPACE ACCOMMODATION FOR THE COMMUNITIES, ECONOMY AND TRANSPORT DEPARTMENT

5.1 The Lead Member considered a report by the Chief Operating Officer, together with exempt information contained in a later agenda item.

DECISIONS

5.2 The Lead Member RESOLVED to:

1) Delegate authority to the Chief Operating Officer to agree the terms of the lease for new premises in Alder Close, Eastbourne and to enter into the lease and such agreements, licences and other documents as may be necessary to secure the lease of the Alder Close premises;

2) In the event of the Alder Close lease not completing within the expected timelines, delegate authority to the Chief Operating Officer to proceed with another option where lease terms are very similar to the current proposed property solution;

3) Approve a short period tenancy, to manage any time required beyond the formal termination date within the existing lease at Unit D, Ropemaker Park;

4) Delegate authority to the Chief Operating Officer to take all actions necessary to give effect to the recommendations set out in the report.

REASONS

5.3 To ensure suitable accommodation for the Record Management Service (RMS) following the expiry of the current lease in September 2022.

5.4 The proposed asset is smaller, more suitable, affordable, and cost-effective to lease for the RMS. The proposed property solution will reduce the footprint required by the service and this aligns with the Council's Asset Management Plan 2020-2025 and will also reduce the associated carbon emissions from the new facility underlined in the Council's Climate Change Emergency Plan.

5.5 Should Alder Close not be ready for operational use at the end of the current lease for Ropemaker Park, it may be necessary to hold over on the current agreements for a few months while remedial works and move elements are finalised.

5.6 Entering a short period tenancy may become necessary to manage any time required beyond the formal termination date within the existing lease at Unit D, Ropemaker Park.

6. EXCLUSION OF THE PUBLIC AND PRESS

6.1 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).

7. APPROVAL OF A LEASE FOR BUSINESS SPACE ACCOMMODATION FOR THE COMMUNITIES, ECONOMY AND TRANSPORT DEPARTMENT - EXEMPT INFORMATION

7.1 The Lead Member considered a report by the Chief Operating Officer which contained exempt information in support of an earlier agenda item.

7.2 The Lead Member RESOLVED to: Note the contents of the exempt report and the draft heads of terms of the lease for Alder Close, Eastbourne outlined in Appendix 2 of the exempt report.

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Agenda Item 5

Report to: Lead Member for Resources & Climate Change

Date of meeting: 14 June 2022

By: Chief Operating Officer

Title: Heathfield Leisure Centre, Heathfield

Purpose: To seek approval for an extension to a property agreement and to commence a formal consultation in relation to the future use of community leisure facilities currently provided at Heathfield Community College.

RECOMMENDATIONS:

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

1. Approve the proposal to hold a public consultation regarding the future of community use of the leisure facilities at Heathfield Community College;
2. Approve an extension of the current property agreement to Wealden District Council; and
3. Authorise Chief Operating Officer to agree a further extension should it prove necessary.

1 Background

- 1.1 Heathfield Leisure Centre is situated within Heathfield Community College (HCC) grounds, which is a local authority-maintained college. The Leisure Centre is a separate building adjoining the main college campus. The Leisure Centre is occupied by Wealden District Council (WDC) under long-term operational leases that expire in July 2022.
- 1.2 Under the terms of the lease with WDC, HCC has priority use of the leisure facilities in school hours and, outside of these hours, there is community use of the facilities by residents and sports clubs. The facilities include a sports hall, gym and aerobic training. The facilities are managed by Freedom Leisure, WDC's contracted leisure provider. The Centre is one of fourteen "Joint Use" agreements in which East Sussex County Council (ESCC) has a property interest in leisure facilities, typically involving school sites.
- 1.3 In late 2020 WDC decided not to renew its lease and thereby to return the Centre to the County Council. This decision by WDC to stop running community leisure facilities was made following a strategic review of all its leisure facilities. WDC decided to concentrate its community leisure services at Crowborough and Hailsham centres, which are subject to proposed improvement works in 2024/25.
- 1.4 In East Sussex, leisure services have traditionally been the responsibility of district and borough councils, as there is no statutory requirement on the County Council. ESCC's interest in the Joint Use centres is as a property owner and not a leisure commissioner or provider, and so it engaged an independent advisor in early Spring 2021 to consider options for when the lease ends with WDC and they cease to run the community leisure provision. The recommendation made by the consultant was to undertake a market assessment to consider future operators/companies that would come forward with financially viable and sustainable proposals.
- 1.5 During summer and autumn 2021, the expression of interest for the Leisure Centre was extended a number of times due to lack of providers' responses. ESCC ensured that all local stakeholders (including Heathfield College) were aware of the process and deadlines.
- 1.6 The Expression of Interest (EOI) market test exercise concluded on 5 November 2021. There were two submissions of interest submitted by commercial operators. ESCC analysed the information and data provided. ESCC also requested additional financial data which was subsequently assessed, and indicated that ESCC would need to commit to substantially increased ongoing financial support (for which no budgetary provision currently exists) and accept additional risks to the Council if a new provider were to be granted a medium to long-term lease. As ESCC has no

statutory requirement to act as a leisure commissioner or provider, it needs to seek views via public consultation on a way forward.

- 1.7 It is proposed that ESCC grants a three month short term agreement extension from 18 July 2022 to WDC to enable a continuation of service delivery whilst a six week consultation takes place. A further lease extension could possibly be agreed in September if necessary.

2 Supporting Information

- 2.1 The purpose of the consultation is for ESCC to understand views on the current community leisure facilities at Heathfield College, and to enable ESCC to encourage ideas and suggestions on proposals to run the leisure facilities on a financially sustainable model. The community use of leisure facilities could change if there is not a financially sustainable model for ongoing use. ESCC has a duty to consult and the proposed timetable is set out below.
- 2.2 The proposed timetable is based on a minimum 6 week consultation period (it should be noted that discussions are ongoing regarding the length of the consultation period and the expiry of the WDC leases):
- 14 June 2022 - Lead Member Resources and Climate Change decision regarding holding a consultation.
 - 21 June 2022 - Consultation starts.
 - 2 August 2022 – Consultation concludes.
 - 23 August 2022 - Analysis of consultation results will take at least three weeks.
 - 13 September 2022 - Further Lead Member Resources and Climate Change decision.
- 2.3 Agreement deadlines:
- 17 July 2022 - WDC leases expire.
 - 18 July 2022 – Proposed three month agreement commencement.
- 2.4 An Equalities Impact Assessment has been undertaken and it will be updated using analysis of the public consultation.
- 2.5 The formal consultation process would be conducted by an online survey via ESCC's Citizenspace webpage and hard copies of the survey would be available at Heathfield library and at County Hall reception.
- 2.6 Heathfield Community College will continue to provide school sport facilities within the building and there will be no change to these activities.

3 Conclusion and reasons for recommendations

- 3.1 The Lead Member is recommended to approve a 6 week public consultation on future use of community leisure community facilities undertaken at Heathfield Community College.
- 3.2 It is recommended that a short term property agreement extension is granted for 3 months from 18 July 2022 whilst the public consultation takes place. A future Lead Member report will consider an analysis of the public consultation including the Equality Impact Assessment and next steps and be presented for decision. The commercial terms of the lease extension are shown in an Exempt report in a later agenda item.

Ros Parker
Chief Operating Officer

Contact Officers:
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Local Members
Heathfield – Councillor Rupert Simmons
Wealden East – Councillor Bob Bowdler

Report to:	Lead Member for Resources & Climate Change
Date of meeting:	14 June 2022
By:	Chief Operating Officer
Title:	Uckfield Leisure Centre, Uckfield
Purpose:	To seek approval for an extension to the current property agreement with Wealden District Council to allow them to provide community leisure facilities at Uckfield Community College.

RECOMMENDATIONS:

The Lead Member for Resources and Climate Change is recommended to: approve a 12 month lease extension from 18 July 2022 to Wealden District Council (WDC) in respect of community leisure facilities at Uckfield Community College, Uckfield.

1 Background

- 1.1 Uckfield Leisure Centre is situated within Uckfield Community College (UCC) grounds, which is a local authority-maintained college. The Leisure Centre is a separate building adjoining the main college campus. The Leisure Centre is occupied by Wealden District Council (WDC) under long-term operational leases that expire in July 2022. ESCC are the freeholders of the asset.
- 1.2 Under the terms of the lease with WDC, UCC has priority use of the leisure facilities in school hours but, outside of these hours, there is community use of the facilities by residents and sports clubs. The facilities of swimming pool, sports hall, squash courts, dance, gym and aerobic training. The facilities are managed by Freedom Leisure, WDC's contracted leisure provider. The Centre is one of fourteen "Joint Use" agreements in which East Sussex County Council (ESCC) has a property interest in leisure facilities, typically involving school sites. In East Sussex, leisure services have traditionally been the responsibility of district and borough councils, as there is no statutory requirement on the County Council.

2 Supporting Information

- 2.1 WDC have requested a 12 month lease extension from July 2022 at Uckfield Leisure Centre. ESCC has considered this request, as freeholder of the site.
- 2.2 ESCC seek to grant a 12 month property agreement to allow WDC to continue to provide community leisure facilities at UCC. The current lease dates from 1992 and involves financial contribution from ESCC, UCC and WDC. WDC have a leisure provider, Freedom Leisure and they are agreeing commercial terms direct with them for a 12 month contract extension.
- 2.3 ESCC and WDC officers have drafted mutually agreeable commercial terms for a lease extension and the terms are outlined in an Exempt report later in the agenda.

3 Conclusion and reasons for recommendations

- 3.1 The Lead Member is recommended to approve a 12 month lease extension from 18 July 2022 to Wealden District Council in respect of community leisure facilities at Uckfield Community College, Uckfield. The commercial terms of the lease extension are shown in an Exempt report later in the agenda.

Ros Parker

Chief Operating Officer

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Pauline Young Pauline.Young@eastsussex.gov.uk

Local Members

Uckfield – Councillor Claire Dowling

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