



## LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

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

**TUESDAY, 23 MAY 2023 AT 2.00 PM**

**REMOTE MEETING VIA MS TEAMS**

### **AGENDA**

1. Decisions made by the Lead Cabinet Member on 31 March 2023 (*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. Renting of storage facility for Eastbourne public works at 41 Brampton Road (*Pages 7 - 14*)  
Report by the Chief Operating Officer
5. Approval for a surrender and regrant of the Uckfield Rugby and Football Club lease (*Pages 15 - 18*)  
Report by the Chief Operating Officer
6. Wi-Fi Service (*Pages 19 - 22*)  
Report by the Chief Operating Officer
7. Any other non-exempt items previously notified under agenda item 3
8. 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).
9. Wi-Fi Service - Exempt Information (*Pages 23 - 38*)  
Report by the Chief Operating Officer
10. Any other exempt items previously notified under agenda item 3

PHILIP BAKER  
Assistant Chief Executive  
County Hall, St Anne's Crescent  
LEWES BN7 1UE

15 May 2023

Contact Sophie Webb, Governance and Democracy Officer,  
01273 337495  
Email: [sophie.webb@eastsussex.gov.uk](mailto:sophie.webb@eastsussex.gov.uk)

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](http://www.eastsussex.gov.uk/yourcouncil/webcasts/default)

## LEAD MEMBER FOR RESOURCES AND CLIMATE CHANGE

DECISIONS made by the Lead Member for Resources and Climate Change, Councillor Nick Bennett, on 31 March 2023 Via MS Teams

---

Councillor Paul Redstone spoke on item 4 (see minute 80)  
Councillor Stephen Shing spoke on item 8 (see minute 83)

### 76. DECISIONS MADE BY THE LEAD CABINET MEMBER ON 28 FEBRUARY 2023

76.1 The Lead Member approved as a correct record the minutes of the meeting held on 28 February 2023.

### 77. DISCLOSURE OF INTERESTS

77.1 There were none.

### 78. URGENT ITEMS

78.1 There were none.

### 79. REPORTS

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

### 80. TELEPHONY SERVICES PROCUREMENT

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

## DECISIONS

80.2 The Lead Member RESOLVED to:

- 1) Note the strategic review and consultation activity which has led to identifying a Microsoft Teams based telephony as the preferred solution.
- 2) Note the shared outcomes that this change has with other programmes of work including the opportunity to enhance digital skills, reduce carbon impact and aid building rationalisation.
- 3) Approve the initiation of procurement activity and delegation of the subsequent contract award to the Chief Operating Officer.

## REASONS

80.3 There are a multitude of drivers including contract end dates, ageing hardware and change of working patterns that have resulted in the need for the Council to review options for a replacement telephony service.

## 81. EXCLUSION OF THE PUBLIC AND PRESS

81.1 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 paragraphs 1 and 3 of Part 1 of the Local Government Act 1972 (as amended), namely information relating to any individual and information relating to the financial or business affairs of any particular person (including the authority holding that information).

## 82. TELEPHONY SERVICES PROCUREMENT - EXEMPT INFORMATION

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

## DECISIONS

82.2 The Lead Member RESOLVED to note the exempt information set out in the report in support of an earlier agenda item.

## REASONS

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

83. WRITE-OFF OF DEBTS 2022/23

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

DECISIONS

83.2 The Lead Member RESOLVED to:

- 1) Authorise the writing-off of eight debts amounting to £120,843.43 in the Council's 2022/2023 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

83.3 There is no prospect of recovering the five outstanding debts.

This page is intentionally left blank

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

**Date of meeting:** 23 May 2023

**By:** Chief Operating Officer

**Title:** Renting of open storage space at Brampton Road Eastbourne

**Purpose:** To agree that East Sussex County Council will take a lease for approximately 12 months of open storage space at Brampton Road Eastbourne. This is to facilitate Eastbourne Town Centre project works.

---

## **RECOMMENDATIONS**

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

- 1) Agree that East Sussex County Council take a new lease for approximately 12 months of land in Brampton Road Eastbourne, to be used as open storage space.
- 2) Delegate authority to the Chief Operating Officer to determine the detailed terms of the lease, to approve the final lease negotiations and the signing of the lease by East Sussex County Council (ESCC). To take any other actions considered appropriate to give effect to the above recommendation to secure best value in accordance with the Local Government Act 1999.

---

## **1 Background**

1.1 As part of Phase 2a of the Eastbourne Town Centre Improvement Scheme (ETCIS) a new pedestrian zone will be introduced on Terminus Road, Cornfield Road and Langney Road, including the northern section of Bolton Road. The scheme consists of a complementary package of improvements, building on the already completed Phase 1 improvements. Phase 2a will create a pedestrianised area at the eastern end of the primary retail corridor. In Eastbourne Town Centre, (Bolton Road/Langney Road) and a high-quality urban environment on the middle section of Terminus Road. Full details of the scheme can be found by accessing the following link: [Eastbourne Town Centre Traffic Regulation Order \(TRO\)](#).

1.2 The Council is the Highway Authority and its contractors are progressing with Phase 2a of ETCIS which involves updating the townscape of Eastbourne Town centre with use of paving, stonework and other materials. These materials are being supplied in bulk from overseas and need to be stored safely until required to be used as part of the townscape works.

1.3 A storage facility is required as close as possible to the town centre to reduce transportation costs. The Council has undertaken a property search and it has identified a suitable site that was formerly in use as a factory in Brampton Road Eastbourne, close to Hampden Park. A plan of the land to be leased is attached as Appendix 1.

1.4 The property search, supported by local commercial property agents, did not show any other viable alternative sites that could be utilised, as secure open storage land is in short supply. There were a small number of sites identified in locations outside of central Eastbourne that were available at a lesser rent (on a price per square foot basis), however these sites were discounted due to the increased travel time and lack of convenience from the works in Eastbourne Town Centre (as the site will need to be frequently accessed).

## **2 Supporting information**

2.1 The Council has been occupying part of the site since 8 February 2023 under a 12-month lease. However, the area currently leased is too small to accommodate the materials required. As the Highway works in Eastbourne have already commenced and the Council requires extra space immediately, the landlord has agreed to permit the Council to occupy the additional area of the site under a Tenancy at Will, pending completion of a new lease. A Tenancy at Will is generally a short-term agreement which can be terminated at any time by either party.

2.2 The new lease will include both parts of the site and the lease of the 8 February 2023 will be simultaneously surrendered. To ensure the Council can occupy the site until the highway works are completed, a new lease for the entire site is therefore required.

2.3 The rent payable will be the total of the rent payable under the lease dated 8 February 2023 (£20,000 per annum exclusive), plus the amount payable for the additional area under the Tenancy at Will (£45,000 per annum exclusive). The rent payable under the new lease on the entire yard is therefore proposed to be £65,000 per annum exclusive.

2.4 The draft lease terms are included in Appendix 2.

2.5 All costs and expenditure involved are to be incorporated in the budget of the Eastbourne Town Centre Improvement Scheme.

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

3.1 It is recommended that the Lead Member for Resources and Climate Change:

- 1) approves ESCC to enter into a lease for approximately a 12- month period; and
- 2) agrees to delegate authority to the Chief Operating Officer to approve the detailed terms of the lease and take any other actions considered appropriate to give effect to these decisions.

3.2 Reasons for these recommendations include:

- The need for storage of bulk materials to be used by Council contractors in Phase 2a of the Eastbourne Town Centre Improvement Scheme.
- The need for storage close to the works, to reduce transportation and time costs as much as possible.
- The lack of alternative suitable storage space in the surrounding area.

**ROS PARKER**  
**Chief Operating Officer**

Contact Officers:

Nigel Brown, Assistant Director, Property  
Tel: 07394 410630  
Email: [Nigel.Brown@eastsussex.gov.uk](mailto:Nigel.Brown@eastsussex.gov.uk)

John Tripp  
Tel. 01273 336999  
Email: [john.tripp@eastsussex.gov.uk](mailto:john.tripp@eastsussex.gov.uk)



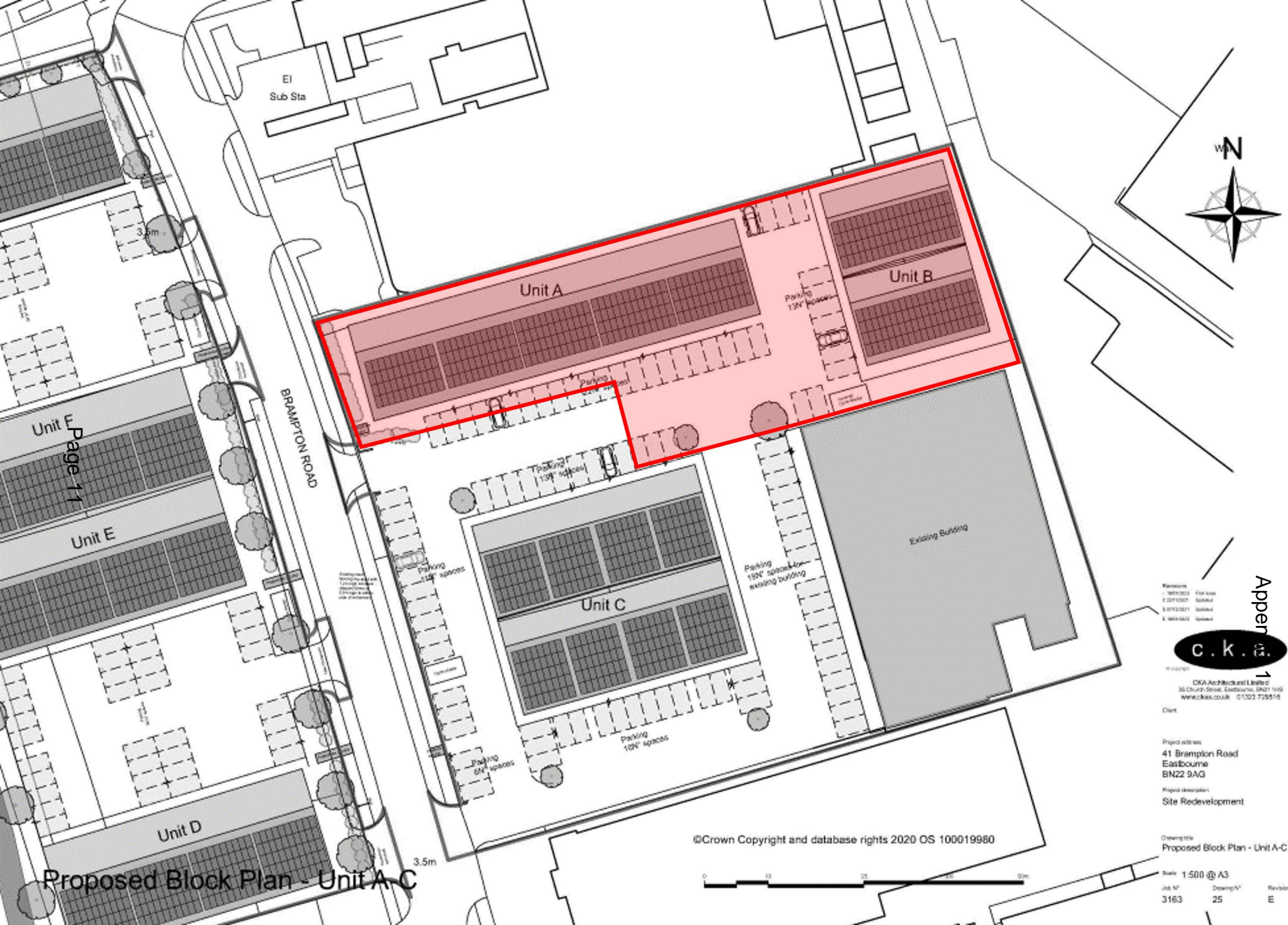
LOCAL MEMBER

Councillor Colin Swansborough

BACKGROUND DOCUMENTS

None

This page is intentionally left blank



BRAMPTON ROAD

EI  
Sub Sta

Unit A

Unit B

Unit C

Unit D

Unit E

Unit F

Existing Building

Parking  
130' spaces

Parking  
120' spaces for  
existing building

Parking  
120' spaces

Parking  
60' spaces

Proposed Block Plan - Unit A-C

©Crown Copyright and database rights 2020 OS 100019980



Appendix 1  
c.k.a.  
1  
CKA Architectural Limited  
30 Church Street, Eastbourne, BN21 1HJ  
www.ckaa.co.uk 01323 725516  
Client

Project address  
41 Brampton Road  
Eastbourne  
BN22 9AG  
Project description  
Site Redevelopment

Drawing title  
Proposed Block Plan - Unit A-C

Scale 1:500 @ A3  
Job No 3163  
Drawing No 25  
Revision E

This page is intentionally left blank

**DRAFT HEADS OF TERMS OF PROPOSED LEASE:**

- |                    |   |
|--------------------|---|
| 1. Property.       | 41 Brampton Road Eastbourne, BN22 9AG                             |
| 2. Landlord.       | Brampton Eastbourne Ltd, 28 Wilton Road, Bexhill-on-Sea TN40 1EZ. |
| 3. Tenant.         | East Sussex County Council, County Hall, Lewes, BN7 1UE           |
| 4. Demise.         | 17,000 sq ft open yard area.                                      |
| 5. Lease Terms.    | A new lease for a period of 12 months from completion.            |
| 6. L&T Act.        | Lease is to exclude Sections 24-28 of the 1954 L&T Act.           |
| 7. Break option.   | Rolling on 2 months notice. (Mutual)                              |
| 8. Rent.           | £65,000 per annum payable quarterly in advance.                   |
| 9. VAT.            | VAT will be charged on rent and other payments.                   |
| 10. User.          | Storage yard for materials for paving, stone kerbs, slabs etc.    |
| 11. Tenants works. | Tenant to install Heras fencing to demise the area.               |
| 12. Costs.         | Each party to be responsible for their own costs.                 |

This page is intentionally left blank

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

**Date of meeting:** 23 May 2023

**By:** Chief Operating Officer

**Title:** Approval for a surrender and regrant of the Uckfield Rugby Football Club lease.

**Purpose:** Approval for a surrender and regrant of the Uckfield Rugby Football Club lease. This is required due to a requested increase in the area covered by the current lease.

---

## RECOMMENDATIONS

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

- 1) Approve the surrender and regrant of the Uckfield Rugby Football Club lease.
- 2) Delegate authority to the Chief Operating Officer to determine the detailed terms of the new lease, to approve the final lease negotiations and the signing of the lease by the Council and take any other actions considered appropriate to give effect to the above recommendation.

---

## 1 Background

1.1 Uckfield Rugby Football Club Limited ('the Club') currently occupy the property known as 'Part of' Hempstead Mill Playing Fields on the basis of a 99 year lease dated from 15 March 1989. There are therefore approximately 65 years remaining of the current lease.

1.2 The Club are proposing to erect a single storey, detached building which will be used for storage and/or ancillary uses that will allow The Club to continue to offer community team sports for local people. Therefore, a slightly larger area will be included within the proposed lease. Currently, The Club lease approximately 0.389 acres of land and propose to lease an additional 0.083 acres. This is an increase of approximately 21%.

1.3 Planning permission was granted on 9 September 2021 for the proposed new premises by Wealden District Council, as the local Planning Authority (Planning Reference WD/2021/1452/F).

1.4 When granting a lease, a local authority must comply with the duty to secure the best consideration reasonably obtainable imposed by s123 Local Government Act 1972 unless consent of the Secretary of State is obtained. The General Disposal Consent 2003 permits disposals at an undervalue without specific consent, where the authority considers that the disposal will help it to secure the promotion or improvement of the economic, social or environmental wellbeing of its area. The new facilities will support the wider social wellbeing of the area.

## 2 Supporting information

2.1 Uckfield Rugby Football Club was established approximately 55 years ago and honours all age levels. It is supported by volunteers, coaches, players and staff.

2.2 Any increase in size to the area of land originally leased to the club will be deemed a surrender and regrant. For the avoidance of doubt, the Council will therefore need to

surrender the current lease and grant a new lease for the extended site. It is intended that the new lease will be granted on broadly the same terms as the existing, including the peppercorn rent (save for the additional parcel of land required for the proposed development and any reasonable updating of the terms as deemed appropriate). The expiry date is to be the same as the existing lease (14 March 2088).

2.3 A plan showing the general area to be demised is included as Appendix 1. The red outline shows the approximate current area demised under the current lease, as well as the access. The red shaded area shows the proposed additional area to be leased.

2.4 The three options explored are set out below:

- a) Refuse the request from the club and retain the current lease.
- b) Agree the request for the additional area to be leased but charge the club a premium and/or additional rent to reflect the additional area.
- c) Agree the request for the additional area to be leased but retain the current level of peppercorn rent.

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

3.1 It is recommended that the Lead Member for Resources and Climate Change approves option c) and resolves to:

- (i) surrender and regrant of the Uckfield Rugby Football Club Limited lease with the aim to promote the social well-being of the area and;
- (ii) delegate authority to the Chief Operating Officer to approve the detailed terms of the new lease and take any other actions considered appropriate to give effect to these decisions.

3.2 Reasons for these recommendations include: The increase in the land contained under the current lease needs to be legally documented and it is preferable that this is documented under one lease. The alternative would be to keep the existing lease in place and grant an additional lease on the additional space, which might cause confusion.

**ROS PARKER**  
**Chief Operating Officer**

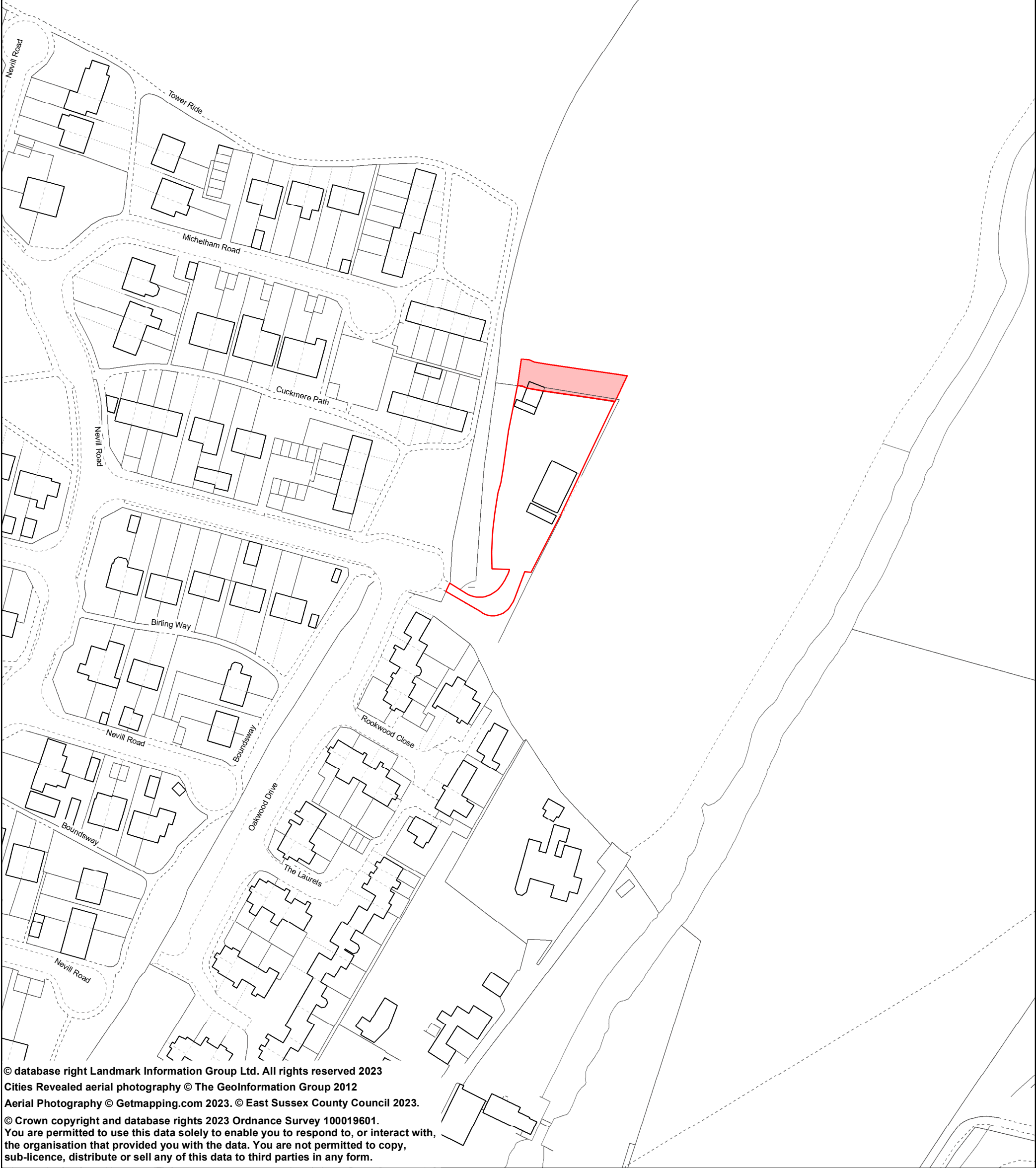
Contact Officers:

Nigel Brown, Assistant Director Property  
Tel: 07394 410630  
Email: [Nigel.Brown@eastsussex.gov.uk](mailto:Nigel.Brown@eastsussex.gov.uk)  
Rebecca Lewis  
Tel. No. 07955 312371  
Email: [rebecca.lewis@eastsussex.gov.uk](mailto:rebecca.lewis@eastsussex.gov.uk)


LOCAL MEMBERS  
Councillor Claire Dowling  
Councillor Chris Dowling

BACKGROUND DOCUMENTS  
None





© database right Landmark Information Group Ltd. All rights reserved 2023  
Cities Revealed aerial photography © The GeoInformation Group 2012  
Aerial Photography © Getmapping.com 2023. © East Sussex County Council 2023.  
© Crown copyright and database rights 2023 Ordnance Survey 100019601.  
You are permitted to use this data solely to enable you to respond to, or interact with,  
the organisation that provided you with the data. You are not permitted to copy,  
sub-licence, distribute or sell any of this data to third parties in any form.

Map Title: Uckfield Rugby Football Club		<div>East Sussex County Council County Hall St Annes Crescent Lewes</div> <div>East Sussex County Council</div> 	
Date: 25/01/2023	Map No: 1		
Scale: 1:1,250	Author: DNS/JJ		

This page is intentionally left blank

<b>Report to:</b>	<b>Lead Member for Resources and Climate Change</b>
<b>Date of meeting:</b>	<b>23 May 2023</b>
<b>By:</b>	<b>Chief Operating Officer</b>
<b>Title:</b>	<b>East Sussex County Council Wi-Fi Service</b>
<b>Purpose:</b>	<b>To approve the recommended route to market for the replacement East Sussex County Council Wi-Fi service.</b>

---

## ***RECOMMENDATIONS***

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

- 1) Note the contract end of the existing Wi-Fi solution and need for a replacement service;**
  - 2) Support the recommendation to use the SEG Network Services Framework as the route to market for the procurement of the replacement Wi-Fi service;**
  - 3) Support the recommendation to use the Fortinet solution as the underpinning technology; and**
  - 4) Delegate contract award to the Chief Operating Officer.**
- 

## **1 Background**

1.1 Wi-Fi is now an essential part of the Council's Information Technology (IT) infrastructure. It provides access to IT systems and the internet without a physical connection to a network port and therefore enables flexible working within council buildings for council employees, partners and visitors.

1.2 The contract and associated licencing for the current Wi-Fi service ends in 2024. Therefore, there is an urgent requirement to procure a replacement service and commence the implementation.

## **2 Supporting information**

2.1 Wi-Fi was originally introduced to complement wired networks. With the shift to hybrid working and greater flexible use of buildings, it has become the primary means of connecting for most staff. It is also an enabler of newer technologies such as the Internet of Things (IoT) which is likely to be used in the future for a range of activities such as energy and intelligent buildings management.

2.2 The current Wi-Fi service was originally contracted through the Link Consortium with the delivery and support sub-contracted to CloudConnX (CCX), a company part owned by Eastbourne Borough Council. As part of the cessation of the Link contracts and Consortium, a transition arrangement was put in place, which has enabled the continued use of the legacy CCX Wi-Fi service until the end of March 2024.

2.3 In 2021, East Sussex County Council (ESCC) set-up a 15-year Network Services framework agreement for the supply of digital infrastructure services across the county, including Wide Area Network (WAN) and Wi-Fi. This contract was awarded to MLL and is delivered through the South East Grid (SEG) Consortium, hosted by the Council, and the associated client function which manages the contract and supplier management arrangements.

2.4 ESCC used this framework to procure the replacement WAN. It is proposed that further value is extracted from the Network Services Framework by using it as the procurement route to source and implement the replacement Wi-Fi service.

## Options and recommendation

### Compliant procurement route: Find a Tender Service (FTS) vs. Framework

2.5 The Council needs to undertake a compliant procurement, in accordance with the Public Procurement Regulations, to put in place a new Wi-Fi service before the legacy service ends.

2.6 For the expected value of the Wi-Fi services contract there are two potential compliant procurement routes: Find a Tender Service (FTS), a full tender activity like the previous Official Journal of the European Union (OJEU) Restricted procurement; or the use of a framework agreement. Frameworks, are predefined agreements with suppliers that establish terms governing contracts that may be awarded during the life of the framework.

2.7 While the FTS cost of change route would take circa 12 months to implement and consume external resource of circa £100k, the Framework route would minimise this time and cost, taking circa 2 months and consuming internal resource of circa £15k equivalent. It is therefore recommended that a Framework is used to contain the time and cost of procurement activity over the FTS route given that the existing Wi-Fi provision is only in place until March 2024.

### Framework Selection

2.8 There are a considerable number of potential frameworks available, including the SEG Network Services Framework Agreement, Network Services 2 Framework hosted by Crown Commercial Services and the Kent Commercial Services (KCS) Framework, and other commercial and sector specific frameworks. It is recommended that the SEG Network Services Framework is used as the route to market.

2.9 There are a host of benefits associated with using the SEG Network Services Framework, as follows:

- It was created by East Sussex County Council. The terms, conditions and standards, including cyber security and resilience standards have been defined to meet the Council's needs and reflect public sector values.
- As a tried and tested procurement mechanism this option can be completed in the shortest timescale with the lowest implications in terms of cost and resourcing.
- The framework has a dedicated Client Function that supports the service recipients that use the SEG Framework and Consortium arrangements. The Client Function will be directed to undertake ongoing market and cost comparison reviews to support their robust contract and supplier management for the resulting Wi-Fi service.
- Surrey County Council have already used this framework to procure their Wi-Fi service and by working in partnership with other public service bodies, the Council can expect to benefit from the economies of scope and scale from the aggregation of common technology requirements met through a shared provider.
- Having the same provider for the WAN and Wi-Fi service simplifies the set-up and ongoing operation of the Wi-Fi service with fewer 'hand-off' points when responding to outages and performance issues.

### Technology selection

2.10 There are a broad range of potential technology options for the Wi-Fi solution. In their capacity as the Network Services provider to the SEG framework, MLL were engaged to undertake a market review of the potential technology components and solutions to provide the Wi-Fi service. This technology review has been undertaken transparently and in collaboration with the technology specialists within IT & Digital. This collaborative approach to the identification and selection of underpinning components has provided significant visibility and a level of influence over the technical decision making.

2.11 From this technology review, the Fortinet hardware and management platform has been identified as the proposed solution. MLL are contractually obliged to transparently test the market in order to provide best value solutions. This comes with an obligation to ensure that components

remain compatible. The recommendation is therefore to use Fortinet hardware and management platform.

### **Strategic Rationale and Benefits**

2.12 MLL is also the incumbent WAN provider which would simplify the ongoing contract and supplier management as the underpinning infrastructure and the Wi-Fi service would reside with the same supplier.

2.13 The new Wi-Fi Service will be designed to support and enable improvements in staff productivity due to enhanced network performance achieved by moving to the next generation of Wi-Fi. The new technology will also be capable of handling the new bandwidth demands anticipated as part of the adoption of the Internet of Things (IoT) over the next 5 -10 years.

2.14 The recommended option would also lead to the configuration of the WAN infrastructure and lay the foundations for the Council's public sector partners to access and use the Wi-Fi service at a date that suited their needs and priorities.

2.15 Finally, social value benefits are expected, with MLL contractually committed under the terms of the SEG framework to provide benefits equivalent to 10% of the value of the overall contract value.

### **Financial implications**

2.16 The financial implications are presented in a later agenda item that contains exempt information.

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

3.1 In conclusion, there is a requirement to replace the existing Wi-Fi service and it is proposed that this need can be met by using the SEG Network Services Framework. The Lead Member for Resources and Climate Change is recommended to approve the use of the SEG Framework as the procurement route to secure a replacement Wi-Fi service and to use the Fortinet solution as the underpinning technology platform.

3.2 The Lead Member for Resources and Climate Change is recommended to approve delegation of the contract award to the Chief Operating Officer to use the existing SEG governance to oversee the implementation and operation of the replacement Wi-Fi service.

**ROS PARKER**  
**Chief Operating Officer**

Contact Officer: Matt Scott, Chief Digital Information Officer  
Tel. No.07552 286752  
Email: [Matt.Scott@eastsussex.gov.uk](mailto:Matt.Scott@eastsussex.gov.uk)

### **LOCAL MEMBERS**

All.

### **BACKGROUND DOCUMENTS**

None.

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank



Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank